VILLAGE OF GREENPORT

PLANNING BOARD

WORK SESSION

January 29, 2015

5:00 p.m.

Meeting held at the Greenport Firehouse

236 Third Street, Greenport, New York 11944

Appearances:

Peter Jauquet – Chairman
Bradley Burns
Chris Dowling

Joseph Prokop, Village Attorney
Eileen Wingate, Village Building Inspector
(Whereupon, the meeting was called to order at 5:10 p.m.)

CHAIRMAN JAUQUET: This is the January 29, 2015 Third Street Village of Greenport Planning Board meeting. This is a work session agenda. Item #1 is a motion to approve an application for a new home on a vacant lot on Bridge Street. The owner/applicant is Edward V. Werthner. The project is a single-family house of approximately 1575 square feet. A zoning variance was at issue. This is District 1001, Section 2, Block 2, Lot 8.4.

I think -- is Ed here?

MS. WINGATE: No.

CHAIRMAN JAUQUET: Okay. I think everything is in order on this one. They got their variance. So I'm going make a motion to
approve this application. Do I have a second?
MR. BURNS: Second.
CHAIRMAN JAUQUET: All in favor?
MR. BENJAMIN: Aye.
MR. DOWLING: Aye.
CHAIRMAN JAUQUET: Aye.
It's approved.
MR. BURNS: We vote on it?

Planning Board Work Session 1/29/15

CHAIRMAN JAUQUET: Is that it?
MS. WINGATE: Well, we'll --
CHAIRMAN JAUQUET: What else?
MS. WINGATE: You'll approve it next week.
MR. DOWLING: Before the Board for approval at the next meeting.
CHAIRMAN JAUQUET: Oh, okay.
MR. DOWLING: Because this is a work session.
CHAIRMAN JAUQUET: Okay. So we strike that motion. Do we strike that motion, or do we --
MS. WINGATE: It could stay.
CHAIRMAN JAUQUET: Okay. All right. So
we're going to -- so next week we're going to do
a -- make a motion to do what?

MS. WINGATE: To approve.

CHAIRMAN JAUQUET: To approve it?

MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: Only because of the
session type, okay.

All right. Item 2 is a motion -- is a
motion to accept an application for a new
one-family home to be constructed at 216 North
Street. The applicants are Thomas Spurge and
Steven Sommer. The property is currently vacant.

And that's Section 2, Block 6, Lot 8.

Are they here?

MR. SOMMER: Yes, I am.

CHAIRMAN JAUQUET: Do you need to explain
anything about it? I guess you should. We need
to know a little bit about it. We've looked at
the site plan and everything is in order in terms
of setbacks and curb cuts, and it's a legal lot.

MR. SOMMER: Yes, sir. First of all, my
name is Steve Sommer, I'm the co-owner of the property.

We're proposing a two-story single-family dwelling with three external parking spaces on the property. We believe it's a permitted use with a permitted existing curb cut that we hope to utilize.

CHAIRMAN JAUQUET: And so are you going to live in this, is that the idea, or is it a rental property?

MR. SOMMER: Presently, I've been looking at a number of pieces of property to purchase myself with Tom. So either myself or Tom perhaps would move into it.

CHAIRMAN JAUQUET: Okay. So it could be a rental as well.

MR. SOMMER: Could be a rental as well.

CHAIRMAN JAUQUET: Single, it's a single-family?

MR. SOMMER: Yes, sir.

MR. BURNS: It's hard for me to believe
that that's a single-family with as many bedrooms, and they're set out in a such a way with such a small central -- central living area.

MR. SOMMER: Well, the -- we believe, quite frankly, that the number of bathrooms for each -- to have a bathroom with each bedroom is really convenience of lifestyle in today's busy world. With children, and whatnot, if everyone's at the bathroom at the same time in the morning, it gets quite busy. So we believe it's a convenience of lifestyle.

MR. BURNS: I hear your reasoning, but it still -- my feeling is it will come back to the Building Department at some point with more rentals in that one. Anyway, you --

CHAIRMAN JAUQUET: So this is a single-family house?

MR. SOMMER: Yes, sir.

CHAIRMAN JAUQUET: For one family?

MR. DOWLING: Five bedrooms.

CHAIRMAN JAUQUET: For a mother, father and
their own children?

MR. SOMMER: That's correct

CHAIRMAN JAQUET: Is that what you're proposing?

MR. SOMMER: That is correct.

CHAIRMAN JAQUET: Well, then we can make that a condition, instead of any multiple --

MR. SOMMER: Yeah. I mean, presently --

CHAIRMAN JAQUET: You know, we don't want, you know, three SUVs and a car -- two cars.

MR. SOMMER: I understand. The site plan clearly shows parking only for three vehicles on the property and cannot fit anymore.

CHAIRMAN JAQUET: So what's the total square footage of this?

MR. SOMMER: Total square footage is about 2300 feet -- square feet.

MR. BURNS: It looks like that area could use a house.

MR. SOMMER: Yes, sir.

CHAIRMAN JAQUET: All right. And materials, what, asphalt roof; what kind of siding?

MR. SOMMER: We're actually proposing a
gravel driveway, and either vinyl siding or HardiePlank to fit more with the -- with the nature of the Village.

CHAIRMAN JAUQUET: So this also has to be -- wait, go ahead.

MR. DOWLING: For landscaping, the part, I guess, on the -- I guess on the west side of the house, is that going to be grass, or is that going to be --

MR. SOMMER: It's all proposed as grass?

MR. DOWLING: Grass? Okay.

MR. SOMMER: Yes.

MR. DOWLING: So the east side is going to be just a long gravel driveway, then the west side will be grass?

MR. SOMMER: That's correct.

CHAIRMAN JAUQUET: So is this to be the motion for next week?

MS. WINGATE: For next week.

CHAIRMAN JAUQUET: Okay. So this is just a discussion.

MR. DOWLING: Does the Building Department
have any issue with any of the plans, or anything like that, as far as you know?

MS. WINGATE: It fits within the zoning envelope, and that's about -- and it fits within the height requirements. It's got the parking that's required. So Building Department's okay with this.

MR. BURNS: I move we accept.

CHAIRMAN JAUQUET: Well, we're going do that next week, I think, aren't we?

MS. WINGATE: This is just a --

CHAIRMAN JAUQUET: This is just a work session.

MS. WINGATE: Accept the application.

CHAIRMAN JAUQUET: Oh, we could do that?

All right, go ahead.

MR. BURNS: I move we accept the application.

CHAIRMAN JAUQUET: Are we ready to do that?

MR. DOWLING: I would definitely accept the application, yes.
CHAIRMAN JAUQUET: Okay. I second the motion. All in favor?

MR. BENJAMIN: Aye.

MR. DOWLING: Aye.

CHAIRMAN JAUQUET: Aye.

MR. SOMMER: Very good. Thank you.

CHAIRMAN JAUQUET: Okay.

Planning Board Work Session 1/29/15

MR. DOWLING: Thank you.

MS. WINGATE: Joe is in Greenport, so just to let you know.

CHAIRMAN JAUQUET: Okay.

MS. WINGATE: He should be pulling in at any moment.

CHAIRMAN JAUQUET: Item #3 is a motion to accept an application for site plan review regarding the construction of a 48-seat restaurant in an existing store space located at 122 Front Street; Block — Section 4, Block 9, Lot 28.3.

And I think Dave Kapell is representing this one.
MR. KAPELL: Yes.

CHAIRMAN JAUQUET: Do you want to just talk about what he's going to do?

MR. KAPELL: Sure. Can we come up and join you?

CHAIRMAN JAUQUET: Yeah, go ahead and do that.

MR. KAPELL: David Kapell, 400 Front Street in Greenport, for the applicant, Moon Star Restaurant. I'm here with Cengis Dogan, who's the principal of Moon Star.

MR. BURNS: That mic's not working. You might as well come up and sit.

MS. WINGATE: Yeah.

CHAIRMAN JAUQUET: You can just talk.

MR. KAPELL: I'm here with Cengis Dogan, who's the principal of Moon Star Restaurant. And you may recall that you approved a site plan for Moon Star Cafe in the store across the courtyard from this proposal. We're now looking to expand the proposal to include a full service restaurant
on the other side of the courtyard. They'll be
operated more or less in concert under the same
organization.

It's a 48 -- calls for 48 seats, two
handicapped bathrooms. Of the 48 seats, eight
will be out in the courtyard in front of the
store. The menu will be Mediterranean food.

MR. DOGAN: Mediterranean and American.

MR. KAPELL: Excuse me?

MR. DOGAN: Mediterranean and American.

MR. KAPELL: Excuse me, Mediterranean and
American food.

MR. DOWLING: So is this going to be the
same business as the --

MR. KAPELL: Yes.

MR. DOWLING: -- cafe across the street?

MR. KAPELL: Yes, it's -- yeah, it's going
encompass both.

MR. DOWLING: So, when this restaurant is
open, will it utilize all the tables used by the
previous approved place as well, or are those
going to be vacant when that other place is closed?

MR. KAPELL: No, we'll be using the entire space.

MR. DOWLING: Okay.

CHAIRMAN JAUQUET: So both -- all three store spaces, so to speak, will be open at once all the time?

MR. KAPELL: Yes.

CHAIRMAN JAUQUET: Is that what you envision?

MR. KAPELL: Is that what you had in mind, when you open the store, everything will be open?

MR. DOGAN: Yes.

CHAIRMAN JAUQUET: Both sides, all spaces?

MR. DOGAN: Yes.

CHAIRMAN JAUQUET: Is that the idea? How many seats were in the cafe?

MR. DOWLING: A lot.

CHAIRMAN JAUQUET: I did, too.

MR. KAPELL: I didn't bring my -- I didn't
bring the application.

CHAIRMAN JAUQUET: I don't have that either, but --

MR. KAPELL: I don't recall.

MR. DOGAN: It's 49.

MR. KAPELL: Is it 49 on the other side?

MR. DOGAN: Are the same.

CHAIRMAN JAUQUET: Yeah, right with the --

MS. WINGATE: No.

CHAIRMAN JAUQUET: I don't think it was that many inside, no.

MR. DOWLING: There's a bunch, because there's a lot outside, too.

CHAIRMAN JAUQUET: But most of those were outside, yeah.

So what have you done on the other -- on Moon Star at this point; any gutting or anything else?

MR. KAPELL: Yeah. Moon Star, the cafe has been gutted. There was a condition with respect to the roof that the Building Inspector required to be corrected.

CHAIRMAN JAUQUET: Right, right.
MR. KAPELL: They basically reconstructed the roof over the store. They've done a lot of work there.

CHAIRMAN JAUQUET: Have you leased it? Has he leased it?

MR. KAPELL: Yes.

CHAIRMAN JAUQUET: The new space?

MR. KAPELL: Yes.

MR. DOWLING: So there's going to be a lot more garbage involved, because I know before you were talking about just using a cold room to carry -- handle the garbage for the small, little cafe.

MR. KAPELL: That continues to be the intention.

MR. DOWLING: And then how does it get removed and when? That's going to be a lot of garbage being moved out to the street.

MR. KAPELL: Well, not to the street, but by a carter.

MR. DOWLING: Right.

MR. KAPELL: Yeah. How do you plan to handle the garbage?
MR. DOGAN: Something to cover is going to be right behind.

Planning Board Work Session 1/29/15

MR. KAPELL: Speak up so they can hear you, Cengis. Just speak loudly. This doesn't work.

MR. DOGAN: Just the garbage, I'm going to put something to throw in the coolers. I'm going to keep it, you know, and it's going to be moved to the back side near the dumpsters.

MR. DOWLING: I'm sorry?

MR. KAPELL: Where are you going to put the dumpster, though?

MR. DOGAN: I think the back side, I'm going to rent it.

MR. KAPELL: Where?

MR. DOGAN: Behind the street. I don't know the name. Behind the store, you know.

MR. KAPELL: But which store, Cengis, can you tell us where?

MR. DOGAN: Not the store. I make --

MR. KAPELL: Behind Ali's building?

MR. DOGAN: Yeah.
MR. KAPELL: I see. What his intention is, to have it -- to rent space to have a dumpster behind the Snargate Building, which is the building that houses the Spanish -- Mexican Restaurant -- excuse me, the Spanish store, the Sakura Chinese takeout.

Planning Board Work Session 1/29/15

CHAIRMAN JAUQUET: Yeah. But how do you get there? Can you get to --

MR. DOWLING: So you've got to walk --

MR. KAPELL: You have to walk out --

MR. DOWLING: -- out to -- down Main Street.

MR. KAPELL: You've got to walk out to Front Street and around the --

CHAIRMAN JAUQUET: You got to walk through the --

MR. DOWLING: Front Street.

CHAIRMAN JAUQUET: Yeah. The garbage sort of presents a problem, but -- because that's what you said you were going to do in the other one, is --
MR. KAPELL: Same thing.

CHAIRMAN JAUQUET: -- keep it inside and cool.

MR. KAPELL: Cold storage, right.

CHAIRMAN JAUQUET: Cold storage. Is there cold storage in the new two-space --

MR. KAPELL: Yes. You can see it on --

CHAIRMAN JAUQUET: -- building for that?

MR. KAPELL: Yes. You can see it on the plan, their freezer storage.

CHAIRMAN JAUQUET: Right.

MR. KAPELL: And also storage work room.

CHAIRMAN JAUQUET: Right.

MR. DOWLING: That's going to be, I'm sure, separate from the food storage, I guess.

MR. KAPELL: Yes.

MR. DOWLING: Okay.

MR. KAPELL: Yes.

MR. DOWLING: And for seating, I just wondered, I mean, now there's going to be a lot of seating back there. Is that all --
MS. WINGATE: I have to do the calculations, but it's all about 15 square feet per seat, and it's a net number.

MR. DOWLING: Okay.

CHAIRMAN JAUQUET: So you can actually prepare food in either kitchen.

MS. WINGATE: There is no kitchen.

MR. KAPELL: There's no kitchen in the Moon Star Cafe. If you may recall, that was strictly prepared foods.

CHAIRMAN JAUQUET: Oh, that was all prepared, that's right, yeah. So this is going to be -- so then what do you plan on serving? What -- you know, is it not -- it's not going to be a huge kitchen, but what's your -- to what extent are you going to prepare food from scratch to the table? Is it going to be semi-prepared before you get going on it, or is it --

MR. KAPELL: What's going to be on the menu --

CHAIRMAN JAUQUET: Just to give us an idea
of your menu and the depth of your presentation.

MR. KAPELL: What's going to be on your menu, Cengis?

MR. DOGAN: On the menu, Mediterranean food, gyro, American steak, salad, and to drink, stuff.

CHAIRMAN JAUQUET: Can you describe how much cooking you're going to do on the premises?

MR. DOGAN: I don't know.

MR. KAPELL: How would you measure that?

CHAIRMAN JAUQUET: I don't know. I'm just trying to figure out what --

MR. KAPELL: By the number of seats.

MR. BURNS: He goes through a lot.

CHAIRMAN JAUQUET: Yeah, yeah, okay. All right. And I guess there's a couple of entrances here?

MR. KAPELL: Yes, two entrances.

CHAIRMAN JAUQUET: All right. One main one, though, I guess for the dining.

MR. KAPELL: Yes.
CHAIRMAN JAUQUET: The other one is really --

MR. KAPELL: Service.

CHAIRMAN JAUQUET: Service, yeah. All right.

MR. DOWLING: For the next meeting, can you have a -- as part of your site plan, just because the site doesn't have any kind of look what the facade is going look like, or signage, or anything like that, can you get that --

MR. KAPELL: Sure.

MR. DOWLING: -- for us for the next meeting as well?

MR. KAPELL: Yes.

CHAIRMAN JAUQUET: Do you have that as part of your architecturals or --

MR. KAPELL: No, but we'd be glad to produce one for you.

CHAIRMAN JAUQUET: Yeah, and maybe to see what it's going to look like, yeah.

MR. DOWLING: And I think we definitely need a -- you have to make sure that we're not
going to have too many seats for this space.

MS. WINGATE: I will do that.

MR. DOWLING: And my biggest concern is if one of the spaces is closed, then, obviously, for only one of the -- if the restaurant is open, and the bar, the cafe is closed, you shouldn't be allowed to use all those seats, because -- right?

MS. WINGATE: (Nodded yes.)

MR. DOWLING: I would assume, because --

MR. KAPELL: Well, actually, we're providing two bathrooms in the new parcel. I think that that's adequate to service all of the seats, two new bathrooms.

MR. DOGAN: Yeah.

MR. KAPELL: One here and two here.

MR. DOGAN: Yes.

MR. KAPELL: Yeah.

MR. BURNS: That's a pretty big space.

MR. DOWLING: Yup.

CHAIRMAN JAQUET: You know, the rear outline seats and tables really go with Moon Star, don't they?

MR. DOWLING: Correct.

CHAIRMAN JAQUET: Is that --
MR. KAPELL: My understanding is they intend to merge these two operations.

CHAIRMAN JAUQUET: Yeah, yeah. But, you know, if Moon Star is closed, then, technically, the one can't handle all the seats. But the --

MR. KAPELL: Well, no. If the -- uh-huh, yeah. So they --

CHAIRMAN JAUQUET: I mean, that's a possibility.

MR. KAPELL: We don't intend to close one. My understanding is --

CHAIRMAN JAUQUET: Yeah.

MR. KAPELL: -- the entire premises is going to be open simultaneously. If you want to make that a stipulation, that would be fine.

CHAIRMAN JAUQUET: Or we can think about that. I don't think we need to make -- we're just going to accept your application at this point.

MR. KAPELL: Right.
MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: Let's do -- you want to do it?

MR. BURNS: Would the Moon Star Restaurant serve the cafe? I mean, is that kitchen going to be --

MR. KAPELL: It's going to be merged, Ben.

MR. BURNS: It's going to be one?

MR. KAPELL: It's going to be one operation.

MR. BURNS: Okay.

MR. KAPELL: The one -- the main distinction between the two, I think, is that the liquor license, the bar is going to be in what we call the cafe space.

CHAIRMAN JAUQUET: That's what I was going to ask you, yeah.

MR. KAPELL: And the food preparation is going to be on the other side.

CHAIRMAN JAUQUET: That makes sense. And you're not going to apply for liquor for the
other spaces, if that how it goes?

MR. KAPELL: No, I think if they're planning to serve alcohol at all of these seats, then the license --

CHAIRMAN JAUQUET: You'd need it.

MR. KAPELL: -- needs to cover the entire premises, I'm sure of that.

CHAIRMAN JAUQUET: It's a lot of area.

MR. KAPELL: It is a lot.

CHAIRMAN JAUQUET: It's a lot of area for a restaurant.

MR. KAPELL: Yeah, it's a big space

CHAIRMAN JAUQUET: It is, yeah.

MR. KAPELL: Yeah.

CHAIRMAN JAUQUET: But it's always been -- it's always been hard to rent. And maybe the --

MR. KAPELL: That's the problem.

CHAIRMAN JAUQUET: You know, maybe if there's a -- you know, a destination there that, you know, you make something of it, then, you know, it will happen.
MR. KAPELL: Attracts some business.

CHAIRMAN JAUQUET: Right, yeah. It's still been -- it's a difficult --

MR. KAPELL: It's been historically weak back there for a long time.

CHAIRMAN JAUQUET: Yeah, yeah.

MR. DOWLING: My question is, do you want to just redo the application to cover all the spaces, and widen site the plan, so you don't have to have two different site plans, two separate approvals?

MR. KAPELL: I think that's exactly what we're going to do.

CHAIRMAN JAUQUET: Is the cafe --

MR. DOWLING: Make it cleaner --

MR. KAPELL: Right.

MR. DOWLING: -- and open, and you know what you're getting, we know what you're getting?

MR. KAPELL: I agree with you. I think that makes sense.

CHAIRMAN JAUQUET: So, is the -- are the
two new spaces going to be Moon Star?

MR. KAPELL: The whole thing is going to be called Moon Star Restaurant.

CHAIRMAN JAUQUET: I don't know, maybe you should do that.

MR. KAPELL: Yeah. I think, to me, that makes sense.

MR. DOWLING: That way, I mean, if you're going to apply for a liquor license, why apply for a liquor license, then have to kind of like sneak a beer across the courtyard?

MR. KAPELL: No, no, no.

MR. DOWLING: So have a liquor license to cover the whole thing, so.

MR. KAPELL: I'm sure that the license is going to have to cover the entire premises.

MR. DOWLING: Yeah. Okay.

CHAIRMAN JAUQUET: But, you know, you could find out later that the Moon Star, original Moon Star Cafe space goes dead while the other side is really active.
MR. KAPELL: Hopping.

CHAIRMAN JAUQUET: I mean, you know, that stuff, that happens, you know, just because ones on the left and ones on the right.

MR. KAPELL: On the right, yeah.

CHAIRMAN JAUQUET: You know, if that happens, then you come back and we talk about it.

MR. KAPELL: Thank you.

CHAIRMAN JAUQUET: You know, even if we do put the condition on it, because it may be onerous.

MR. KAPELL: To maintain both at the same time.

CHAIRMAN JAUQUET: To pay rent and not have action in the space.

MR. DOWLING: So do you want us to accept this application, or do you want to go and redo an application to cover the whole space?

CHAIRMAN JAUQUET: Why don't we just accept the application with your condition to see what they come up with? I don't know.
MR. KAPELL: We'd like to keep the process moving, rather than wait another month.

CHAIRMAN JAUQUET: I think so, too.

MR. DOWLING: Okay.

MR. KAPELL: But we will -- but I agree with you, that I think it makes sense to show it all on one plan, to do that.

MR. DOWLING: Yeah.

MR. KAPELL: We'll provide that.

CHAIRMAN JAUQUET: Just merge the two for now, yeah.

MR. DOWLING: Okay.

CHAIRMAN JAUQUET: All right.

MR. DOWLING: Motion to accept the application.

CHAIRMAN JAUQUET: I second. All in favor?

MR. BENJAMIN: Aye.

MR. DOWLING: Aye.

CHAIRMAN JAUQUET: Aye. Okay.

MR. KAPELL: Thank you very much.

CHAIRMAN JAUQUET: Thanks.

All right. Item 4 is to -- is a motion to accept an application for site plan review for 300-308 Main Street. This project consists of the rehabilitation and renovation of the
restaurant located within Sterling Square, and a renovation of the second floor to a five-unit inn.

We looked at this in December. Hi.

MR. PELTON: Hi. How are you?
CHAIRMAN JAUQUET: Good.

MR. PELTON: Good. I'm excited to be back.
CHAIRMAN JAUQUET: Well, good.

MR. PELTON: We were here in November.
CHAIRMAN JAUQUET: Right.

MR. PELTON: And I think that we presented a pretty comprehensive site plan.
CHAIRMAN JAUQUET: Right.

MR. PELTON: We're here -- I think it's a motion for acceptance of the application, and we're excited to move forward with it. So I'm happy to address any questions or concerns. If you would like me to speak more about it, or where we are with it, I'm happy to do so.
CHAIRMAN JAUQUET: I guess what I was wondering about was just the facade treatments.
You know, you've got some paint and clapboard here with the brick. I don't know if this brick is still -- is there extant now. But I was just wondering what you had in mind in terms of the painted clapboard and --

Mr. Pelton: My plan was to either have painted clapboard or shingles.

Chairman Jauquet: Okay.

Mr. Pelton: Wood shingles or wood clapboard.

Chairman Jauquet: Right, okay. Both of which, I guess -- both of which, I guess, goes with this building style.

Mr. Pelton: Exactly, and it goes with the rest of the square.

Chairman Jauquet: The building can adapt to that.

Mr. Pelton: Absolutely. The existing stucco doesn't seem to make much sense to me, and it's cracked, and I think that it's falling off.

Chairman Jauquet: Is that what's on there
now?

MR. PELTON: Exactly.

CHAIRMAN JAQUET: So that comes off?

MR. PELTON: That comes off.

CHAIRMAN JAQUET: Down to the board?

MR. PELTON: Yeah. And we may have an opportunity to put a little insulation in and clean it up, and make it a much nicer looking building.

MR. BROWN: Secure things.

MR. PELTON: Much secure -- more secure building.

CHAIRMAN JAQUET: Yeah.

MR. PELTON: So I think we're here today for the five room inn. We're excited to move forward with renovations to the restaurant space as well. And we've done some exploratory demolition work to see what's going to need to be done. And we found that there's a relatively rotten beam that needs to be replaced.

MR. BROWN: There are some significant
structural issues over the bar area of the
restaurant, if you're familiar with it, and what
we're hoping is to -- if it's feasible, to
separate out an application to the Building
Department for structural repairs to the building
while this process with the Planning Board
continues for the use upstairs. It's work that
would have to be done in any case, whether or not
there was something going on upstairs.

CHAIRMAN JAUQUET: Well, you know, if you
need to do that kind of work to keep the building
standing, I mean, I don't know what role the

Planning Board has. What is -- they want to move
forward now to get going on the --

MR. DOWLING: Structural stuff.

CHAIRMAN JAUQUET: Get going on the
structural --

MR. PELTON: I don't want you to feel like
we're going around the back or anything.

CHAIRMAN JAUQUET: Yeah, no.

MR. PELTON: I want to keep you informed.
But it's an investment that we need to do to maintain the building. I need to do it either way and --

CHAIRMAN JAQUET: Well, can they -- so, if we accept the application, which we intended to do, can we do it conditional that they can go to you for a permit to start the --

MS. WINGATE: (Nodded yes.)

CHAIRMAN JAQUET: Okay. What do we do?

MR. DOWLING: The structural work.

MR. PROKOP: No, you can't, you can't.

CHAIRMAN JAQUET: We can't?

MR. PROKOP: Tonight. Accepting the application just means that you're going to put it on the agenda. If he --

CHAIRMAN JAQUET: Yeah, but the building may be falling down.

MR. PROKOP: I don't have anything else to say.

CHAIRMAN JAQUET: Okay.

MR. PROKOP: I mean, if you're --

MR. BURNS: They're addressing that.
MR. PROKOP: Is it a building permit that they --

MR. DOWLING: They'd like the building permit to do some structural repairs to the building.

CHAIRMAN JAUQUET: They have a specific project they want to do in the building now to keep it standing over the process. I mean, it's not going to fall down, but they need to address some structural issues in the building. And they've -- I mean, they're going to point out exactly what they want to do.

MR. DOWLING: Are you just replacing structural members, or are you actually physically changing it?

MR. BROWN: Yes. It's a --

CHAIRMAN JAUQUET: What is it?

MR. BROWN: Replacing a major beam and a number of floor joists for the second floor, which are essential, the ceiling joists for the kitchen.
MR. PROKOP: But that doesn't have anything to do with the use.

MR. BROWN: Well, that's what we're saying.

MS. WINGATE: It has nothing to do with the use.

MR. PROKOP: So that they could do. I'm sorry, I thought you meant a permit to proceed with the use. But they could do building -- yes, they could do building without --

CHAIRMAN JAUQUET: So, do we have to give them -- do we have to allow that? Is that our purview or --

MR. BURNS: We have nothing to do with is.

CHAIRMAN JAUQUET: It is, because we're in the middle of it.

MS. WINGATE: Because they're in process.

CHAIRMAN JAUQUET: They're in process, okay.

MS. WINGATE: They want you to be aware that if we issue a permit, it has nothing to do with the use.

MR. DOWLING: Right.

MS. WINGATE: It has to do with securing the integrity of the building.
MR. DOWLING: Right, understood. But we don't --

MR. BROWN: But we don't -- we can go ahead with the work.

MR. DOWLING: You don't need us to tell you it's okay for that; is that correct?

CHAIRMAN JAUQUET: You're just telling us.

MR. PELTON: Exactly.

MR. DOWLING: No problem.

CHAIRMAN JAUQUET: We don't need to act.

MR. PELTON: We want to be open and honest about it.

CHAIRMAN JAUQUET: Okay.

MR. PELTON: And it's work that needs to be done.

CHAIRMAN JAUQUET: Right.

MR. PELTON: And we're anxious to move forward. I've got Dennis here, Dennis McDermott. We're wanting to move forward with some sort of restaurant space, restaurant use, and time is ticking --

CHAIRMAN JAUQUET: Right, yeah.
MR. PELTON: -- because we want to make the season.

MR. BROWN: We've had a structural engineer evaluate and prepare plans for the structural work --

CHAIRMAN JAUQUET: Well, that's good.

MR. BROWN: -- that needs to be done, so.

CHAIRMAN JAUQUET: And it's going to be yellow?

(Laughter)

MR. PELTON: Flashing neon.

MR. DOWLING: Canary yellow?

MR. PELTON: Flashing neon.

CHAIRMAN JAUQUET: I guess that can change.

MR. DOWLING: The oldie, traditional canary yellow?

CHAIRMAN JAUQUET: Well, this one's more into -- you know, a little more earthy.

MR. PELTON: The building, we plan on the building being white.

CHAIRMAN JAUQUET: Yeah.
MR. DOWLING: Okay, good.

MR. BROWN: And those are just conceptual.

CHAIRMAN JAUQUET: Right. Is this brick berm there on the site already?

MR. PELTON: No, and I don't think that -- that's not going to happen.

CHAIRMAN JAUQUET: It's okay.

Mr. Dowling: But I like -- I think what you're going for, as far as using -- utilizing the red brick, the white facade and everything, it's going to look like a proper New England inn.

CHAIRMAN JAUQUET: Yeah, yeah.

Mr. Dowling: So I think it's -- getting rid of that stucco siding is going to be wonderful.

Mr. Pelton: Yeah. I think that getting rid of the awning is going to be enormous.

CHAIRMAN JAUQUET: Yeah.

Mr. Pelton: And that the drawing that you're looking at --

CHAIRMAN JAUQUET: This one.
MR. PELTON: Just I think we're now intending to remove the entire awning structure and to put a trellis.

MR. BROWN: Replace it with a pergola.

MR. DOWLING: That awning will be out, and remove that, should be nice. Then you'll be able to see that tree better anyway. That tree's awesome.

CHAIRMAN JAQUET: Yeah, because the awning always made it dark and not inviting.

MR. DOWLING: Right.

MR. PELTON: Exactly. And that's -- CHAIRMAN JAQUET: That's my reaction.

MR. PELTON: That's the overall consensus, even though it's -- someone paid a lot of money for it, and I hate to tear it down, but --

CHAIRMAN JAQUET: I know, I know.

MR. BROWN: Maybe we could find someplace else to use it.

MR. PELTON: Yeah. If anybody knows of a school or church, or anyone --
CHAIRMAN JAUQUET: Oh, right.

MR. PELTON: -- who would need an awning, I think that we may have one that we could donate. Really, if there's --

CHAIRMAN JAUQUET: Yeah, right. No, you're absolutely right.

MR. PELTON: Especially if it's a not-for-profit use, I would be very interested in donating the awning.

CHAIRMAN JAUQUET: Okay. Maybe they want it down at the park on Fifth Street, for the building there. I don't know. Okay. So --

MR. BURNS: What more have we to say --

CHAIRMAN JAUQUET: Yeah.

MR. BURNS: -- concerning the restaurant?

MR. DOWLING: Well, I think -- Eileen, do you have any -- I mean, does the Building Department have any issues with anything on the plans as far as the inn goes or --

MS. WINGATE: It's not at Building Department level.
MR. DOWLING: Okay.

MS. WINGATE: It's purely planning --

MR. DOWLING: Conceptual, okay.

MS. WINGATE: -- and conceptual right now.

I did -- I was in the building today to look at the rotten beam, and it's definitely time to start work on the building just to keep it standing.

CHAIRMAN JAUQUET: And the seating that is under the awning basically stays there, because that's one of the big draws to --

MR. PELTON: Exactly. We anticipate putting a little bar space up around the tree, the beech tree.

CHAIRMAN JAUQUET: Oh, I see there, yeah.

MR. DOWLING: For the inn part of it, is there a -- because I'm not familiar with this, is there any kind of a size of an inn where you have to start needing elevators, since all the rooms are on the second floor?

MR. BROWN: No, the code does not require
elevators; we've explored that.

MR. PELTON: There's been substantial discussions about that.

MR. DOWLING: Okay.

CHAIRMAN JAUQUET: Is it an issue, you think?

MR. BROWN: No.

CHAIRMAN JAUQUET: I mean, for sales, to sell the rooms?

MR. PELTON: No, I don't think that that's much of an issue. To the extent that I'm required to put a handicapped accessible room, I think I'd try to find another location downstairs, or would want to know about it now, just because it's somewhat prohibitively expensive.

CHAIRMAN JAUQUET: Yeah, of course. Do you have to have a handicapped accessible room?

MR. BROWN: The State Code and the County Department of Health, who handles hotels, their codes do not require them.

CHAIRMAN JAUQUET: Well, that's good. I don't know, it looks great to me.
MR. DOWLING: Yeah. I think it's going to be an improvement to the neighborhood.

CHAIRMAN JAQUET: And the front door, I guess this front door is for -- is for what? Do you have all that ripped out already?

MR. DOWLING: That's what they plan on doing for --

MR. BROWN: The door on Bay Avenue is for access to the units upstairs.

MR. DOWLING: They're going to put this door there to go upstairs.

CHAIRMAN JAQUET: Oh, that's the -- I got you.

MR. BROWN: It's a separate entrance for the units.

CHAIRMAN JAQUET: Yeah, I know. And then I know we asked this last time, but then the room concierge idea, so to speak, letting the rooms and doing the --

MR. BROWN: There is a small area upstairs.

CHAIRMAN JAQUET: That's upstairs. All right. So you're going to do that downstairs, too, aren't you? I mean, there's not going to be
MR. PELTON: You know, I would anticipate that people would come to the bar area.

CHAIRMAN JAUQUET: And ask.

MR. PELTON: Yeah.

MR. BROWN: And be directed.

MR. PELTON: And that that would be taken care of, kind of an old school inn.

MR. DOWLING: Complimentary Mai Tai on your way up to your room kind of thing?

MR. PELTON: Absolutely.

CHAIRMAN JAUQUET: Yeah. All right.

Anything else?

MR. DOWLING: No. I mean, it looks fine to me for accepting it, so.

MR. PELTON: We'd be very interested to get moving forward with it.

CHAIRMAN JAUQUET: Right. We're going to put a motion out to accept the application. Do I have a second?

MR. BURNS: Second.
CHAIRMAN JAUQUET: Thank you. Thank you for coming in.

MR. DOWLING: Yeah, thanks. Make it look nice, because you have to look at it all the time, don't you?

MR. PELTON: Yes.

MR. BROWN: Absolutely, right out my window.

MR. PELTON: I don't know if it's Rob. It's Amy that's more --

MR. BROWN: No, right across from my desk.

CHAIRMAN JAUQUET: Working over there in the restaurant?

Okay. Item #5 is a -- Item 5 is a motion to accept a use evaluation for store space
located at 110 Front Street. The applicant, Rita Winkler, intends to relocate her business, Vines & Branches, to this location. It's Section 4, Block 9, Lot 28.2. And this is an existing store, and I think everything is in place.

MR. DOWLING: She says she can't be here for this meeting, right?

CHAIRMAN JAUQUET: She can't be here, but I think all we would need to find out --

MR. DOWLING: She says she's doing interior carpentry.

CHAIRMAN JAUQUET: Right. Ask -- we need to ask her about that and her exterior presentation on that.

MR. BURNS: And signs.

CHAIRMAN JAUQUET: And signs, yeah. And this is where the frozen yogurt place used to be. So she's definitely got some --

MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: Something to do on the inside there.
MR. DOWLING: Did she say she's going to try to make it for the next meeting?

MS. WINGATE: Yes, she will be here for the next meeting.

CHAIRMAN JAUQUET: Well, we can accept this application to get it going, can't we?

MS. WINGATE: Yes.

CHAIRMAN JAUQUET: Okay. I'm going to -- wait. Do you have anything else?

MR. DOWLING: I mean, I have questions for her.

CHAIRMAN JAUQUET: Yeah.

MR. DOWLING: We can accept it for now and ask her at the next meeting.

CHAIRMAN JAUQUET: Anything, Ben?

---

MR. BURNS: No.

CHAIRMAN JAUQUET: Okay. Let's have a motion to accept the use evaluation for 110 Front Street. Do I have a second?

MR. BURNS: Second.

CHAIRMAN JAUQUET: All in favor?
Number 6 is a motion to accept an application for site plan review for 119 Main Street. The property owner/applicant is Mark La --

CHAIRMAN JAUQUET: LaMaina, thanks, who proposes to connect Lucharito's, the existing restaurant, to the adjacent store space in the same building, adding 40 seats, among other improvements; at Section 5, Block 4, Lot 34.

MR. LAMAINA: These are just updated.

CHAIRMAN JAUQUET: Oh, they're different than the --

MR. LAMAINA: The annotation for the dumpster, the dumpster is not right behind the building.
CHAIRMAN JAUQUET: But that dumpster is not on your property? Or maybe it is.

MR. LAMAINA: Yeah, the dumpster we lease from Claudio Corp.

CHAIRMAN JAUQUET: Okay. Do they have to -- do they have to provide that?

MR. DOWLING: No. He leases the spot.

CHAIRMAN JAUQUET: Right, I know.

MR. DOWLING: Everybody's got it, because they all back up to Claudio Corp.

CHAIRMAN JAUQUET: Right. But my question was, does Claudio's have to accept your proposal to lease the space for the dumpster or not?

MR. LAMAINA: We already have an agreement.

CHAIRMAN JAUQUET: Yeah, okay. I'm just wondering, because they're next to each other, whether he's got to -- he's obliged to. He's not though, is he?

MR. LAMAINA: I have no idea.

CHAIRMAN JAUQUET: All right. So you want to just tell us what you're doing?

MR. LAMAINA: Pretty much taking half of
the front wall out. John Connor came down, Junior, came down last week, told us what we had to do. We cut some exploratory holes out. He said, relatively, it should be a simple process. We're going to expand the bar around, create a "U" bar, expand the kitchen somewhat, add a bathroom, add a storage room, add a walk-in freezer, and, hopefully, add a new corridor with an additional door to the outside alleyway. As of right now, we use -- there's one door shared by the upstairs apartment and our restaurant, and it gets a little complicated with deliveries.

CHAIRMAN JAUQUET: Where do your deliveries get delivered, in the front?

MR. LAMAINA: Through the back door.

CHAIRMAN JAUQUET: Isn't that -- aren't those doors supposed to go in, not out?

MR. LAMAINA: They do go in.

CHAIRMAN JAUQUET: They're supposed to --

MR. LAMAINA: Ask Nancy, yeah, Nancy. The drawing is incorrect.

CHAIRMAN JAUQUET: Okay. And I guess the number of seats is --
MR. LAMAINA: It's actually exaggerated on those drawings. We're shooting for 50 total. I counted 60. She went a little chair happy on the right side.

CHAIRMAN JAUQUET: Is that still within their --

MS. WINGATE: I haven't calculated the space.

CHAIRMAN JAUQUET: Okay. Is that -- that's something you do, and then tell the applicant what the max is?

MS. WINGATE: (Nodded yes.)

CHAIRMAN JAUQUET: Okay.

MS. WINGATE: Well, sometimes they provide it, but I always double-check it.

CHAIRMAN JAUQUET: Okay.

MR. PROKOP: Could you resubmit, I mean, once you have something with the actual --

MR. LAMAINA: Yup.

MR. PROKOP: Okay.

CHAIRMAN JAUQUET: Yeah.
MR. DOWLING: And your doors.

MR. LAMAINA: Yeah, fix the doors.

CHAIRMAN JAUQUET: And what about the doors in, are you still going to have both of them functioning? Doesn't sound like it --

MR. LAMAINA: Those doors actually open out. Those are wrong as well.

CHAIRMAN JAUQUET: No, the front doors.

MR. LAMAINA: The front doors, yeah, those open out, as per code.

CHAIRMAN JAUQUET: Oh, that's right, yeah. You're still going to retain both front doors?

MR. LAMAINA: Yeah.

CHAIRMAN JAUQUET: Two separate front doors?

MR. LAMAINA: I mean, we're going to try to steer people towards our existing door, but it would be nice to have that door, both doors as well.

MS. WINGATE: He has to have that door.

CHAIRMAN JAUQUET: Oh, they do, yeah?
MS. WINGATE: (Nodded yes.)
CHAIRMAN JAUQUET: Okay. Just the way it's configured, he needs to have that much door-opening space, right?
MS. WINGATE: (Nodded yes.)
CHAIRMAN JAUQUET: Okay. So you're going to redo the facade, aren't you?
MR. LAMAINA: Yeah.
CHAIRMAN JAUQUET: So you should show us that, because that's what --

Planning Board Work Session 1/29/15

MR. LAMAINA: We're just going to clean it up.
CHAIRMAN JAUQUET: But are the signs going to extend across?
MR. LAMAINA: I'm not having anymore signage, I've had enough signage.
(Laughter)
MR. BURNS: We could get some more electricity down there to you.
MR. LAMAINA: Yeah.
(Laughter)
MR. BURNS: The rear exit —
CHAIRMAN JAUQUET: But you can put a Lucharito sign on the other space, if you wanted to.

MR. LAMAINA: At some point down the line.

MS. WINGATE: Stop.

(Laughter)

CHAIRMAN JAUQUET: It looks -- you know, it's imbalanced the way you got this.

MR. DOWLING: We're thinking neon.

(Laughter)

CHAIRMAN JAUQUET: Anyway, and what about outdoor chairs there, are you going to -- there are going to be some out front?

MR. LAMAINA: Probably not.

CHAIRMAN JAUQUET: Anymore?

MR. LAMAINA: I mean, I might leave outside chairs out this season anyway. My servers aren't very happy with them.

CHAIRMAN JAUQUET: So it's not working?

MR. LAMAINA: I mean, it works, but the customers sit out there and they have to run back
and forth. It's not feasible for my staff.

CHAIRMAN JAUQUET: Yeah.

MR. LAMAINA: We'll see. If there's a rule for it, let me know.

MR. DOWLING: Well, if you want to have outside chairs --

CHAIRMAN JAUQUET: If you want them.

MR. DOWLING: -- they should be on the site plan.

MR. LAMAINA: On the drawing? Okay.

CHAIRMAN JAUQUET: Yeah. If you want that capacity, stick them on, even if you don't use them.

MR. LAMAINA: Okay.

MR. DOWLING: That way, if you supply the site plan and it doesn't have the chairs, you put the table and chairs out there --

MR. LAMAINA: I'll see Ed.

MR. DOWLING: Yeah, exactly.

CHAIRMAN JAUQUET: And so, you know, you've got them on the existing. I mean, you don't have
them on the existing, but they're out there physically, so put what you intend. I guess that's just one in front of each window, right?

MR. LAMAINA: Yeah.

CHAIRMAN JAUQUET: One table and chair set.

So does anything happen up top?

MR. LAMAINA: It's an apartment.

CHAIRMAN JAUQUET: Yeah, okay, so that stays the same.

MR. BURNS: We fussed about rear exits for the main -- the stores on -- yeah, on Front Street. Does he have to have some kind of an exit for people, one, the one -- the way out is through the kitchen, which is not legal.

MS. WINGATE: Well, which is -- which is why he needs to keep both front doors. If he wants over -- if he wants a capacity of over 49 persons, then he has to have separate means of egress.

MR. BURNS: So both of these doors wouldn't serve --

MS. WINGATE: Because they're existing, it works, yes. And you're right, you can't use the

Planning Board Work Session 1/29/15
kitchen door as an exit door.

CHAIRMAN JAUQUET: Where's the door to the apartment?

MR. LAMAINA: It's the --

MR. BURNS: Right next to it, the corner.

MR. LAMAINA: -- corner door on the left, back there.

CHAIRMAN JAUQUET: Over there, that one.

MR. LAMAINA: Right on the drawing.

CHAIRMAN JAUQUET: Thanks. All right. So --

MR. BURNS: It's nice to see you need to expand.

MR. LAMAINA: Yeah.

CHAIRMAN JAUQUET: Yeah.

MR. LAMAINA: It's not a bad problem.

I just want to note, and maybe run it by you guys, I spoke to Marilyn Corwin and she spoke to her father, and in my dream world, I would love to get my garbage off of Claudio property. She invited me to use the space behind White's for my garbage and my cardboard dumpsters. I don't know if that's something to run by you guys. I made a note of it on the third page of
the packet I gave you. I mean, currently, we get
garbage pickup twice a week; in season, three
times a week; cardboard pickup, once time, once a week. After the expansion, I forecasted garbage
three times per week; in season, four to five
times per week, probably; cardboard pickup, two
times a week. I spoke with North Fork Sanitation
and they said whatever they need to do to make it
happen, it will happen.

CHAIRMAN JAQUET: So what does that mean?

If you store it behind Whites, then you have
to --

MR. LAMAINA: I don't have to deal with the
Claudio --

CHAIRMAN JAQUET: Right, yeah, and then
you have to take it across the street.

MR. LAMAINA: Yeah. So probably twice a
day, we truck it over.

CHAIRMAN JAQUET: To take bags and tied up
cardboard.

MR. LAMAINA: Just trolley it over and throw
20 it in real quick.
21 MR. BURNS: Why don't you just buy
22 Claudio's?
23 (Laughter)
24 MR. LAMAINA: I'm looking for some
25 partners.

Planning Board Work Session 1/29/15

1 CHAIRMAN JAUQUET: It's not so funny.
2 MR. BURNS: No?
3 MR. LAMAINA: So I just wanted to make a
4 note of that.
5 CHAIRMAN JAUQUET: Yeah, that's good to
6 know. So you want to review what you need? You
7 know, I guess you have to change the doors.
8 MR. LAMAINA: The things to do, yeah, I
9 made a list and stuff.
10 CHAIRMAN JAUQUET: Okay. And the front
11 treatment with maybe the signs. Are you going to
12 keep the front --
13 MR. DOWLING: He said he's not changing the
14 sign.
15 CHAIRMAN JAUQUET: Not changing the sign.
MR. LAMAINA: I'm going to take those awnings down.

CHAIRMAN JAQUET: Yeah. I was just wondering about, you know, cleaning it up a little.

MR. LAMAINA: Yeah.

CHAIRMAN JAQUET: I know that the construction paper on the inside is ugly, but that goes away.

MR. LAMAINA: Yeah.

CHAIRMAN JAQUET: But what -- you know, the shingles on the bottom, below the windows, all of that paint stays the same paint color, all that?

MR. LAMAINA: Yeah, the same paint color.

CHAIRMAN JAQUET: Okay. Doors, are you going to paint.

MR. LAMAINA: Yeah, we'll make them the same color.

CHAIRMAN JAQUET: Same color. All right.

Are we ready?
MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: Okay. So we're going to -- this is a motion to accept this application for a site plan review for 119 Main Street.

MR. PROKOP: This application, I think, has to have a public hearing. Is this a conditional use?

MS. WINGATE: It's a conditional use.

MR. PROKOP: Yes. So I think we have to accept it and set a public hearing.

CHAIRMAN JAUQUET: Okay.

MR. PROKOP: If I'm not mistaken.

MS. WINGATE: Yes.

CHAIRMAN JAUQUET: Okay. So this is a motion to accept an application for a site plan review with a public hearing. All in favor?

MR. BURNS: Aye.

CHAIRMAN JAUQUET: Well, we're going to wait until they get done talking about it.

MR. PROKOP: We'll take care of the date of the -- we'll do it as soon as we can. We'll try
to get it on.

CHAIRMAN JAUQUET: Do we need to put the public hearing --

MR. DOWLING: What does the public hearing entail?

CHAIRMAN JAUQUET: -- in our motion?

MR. PROKOP: It's just that the meeting -- it's just the regular meeting, but it's open to the public for comment, and there'll be a notice involved.

MR. DOWLING: Okay.

MR. PROKOP: That's all. That's basically how a conditional -- it's just because it's a conditional use.

MR. DOWLING: Okay.

MR. PROKOP: There's just this additional step. So we'll --

CHAIRMAN JAUQUET: Okay.

MR. PROKOP: This just came up, I was just made aware of this now. So we'll confer and get the soonest date we can, even next week, if
that's possible.

MR. DOWLING: Okay. That would be great I'm sure he's got a lot of work to do.

CHAIRMAN JAUQUET: Okay. So this is a motion to accept a site plan review with a public hearing as soon as possible. Do I have a second?

MR. BURNS: Second.

CHAIRMAN JAUQUET: All in favor?

MR. BENJAMIN: Aye.

MR. DOWLING: Aye.

CHAIRMAN JAUQUET: Aye.

MR. LAMAINA: I should be present for the next meeting, right?

MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: We'll put it on the agenda with a public hearing note in that, yeah.

MR. PROKOP: I would just put it on the public -- yes, whatever is required.

CHAIRMAN JAUQUET: Right, right.

MR. PROKOP: And then we'll take care of the notification.

CHAIRMAN JAUQUET: Okay. All right.
Item 7 is a motion to accept a new site plan application for a new structure to be located at Sterling Street Osprey Zone Marina. There'll be a discussion with regard to compliance with the existing site plan for this property; Section 3 -- this is Block 3, Lot 4, Lot -- Section 3, Block 4, Lot 42.

MR. BROWN: Hello again.

CHAIRMAN JAQUET: Hi. So before we -- we want some kind of action on the pumpout based on the original -- the existing site. So we just want to talk to Paul about that first.

MS. SIEGEL: Hi. Jane Siegel, Gleich, Siegel & Farkas, 36 South Station Plaza, Great Neck, New York, 11021.

As I know there's been dialogue going on with regard to the pumpout, we have agreed in connection with this application to install the pumpout. And, as you can see on the site plan, there's a provision on the site plan for the sewer hookup and the pumpout area.

Paul had been dialoguing and had email correspondence with the gentleman from the Village. Let me give you his name.
MR. BROWN: Paul Pallas.

Planning Board Work Session 1/29/15


He's the Greenport Village Administrator. And they've had back-and-forth emails with one another with regard to the fact that he was going to get an extension of time to do the pumpout, and do it in connection with this building that he's putting up. And I can read to you the emails, if you'd like.

MR. DOWLING: The biggest problem we have here with this is that, I guess in the past, he said he was going to put a pumpout facility and never did. So we want to make sure that he's held to the fire on this and that he will put in a pumpout facility, because we don't want to have this all go through and he's like, "Oh, you know, I didn't get to it yet." So --

MS. SIEGEL: Okay. Well, to be honest with you, it's my understanding that Paul himself was not aware of the fact that this was a requirement, but now it is. I see that it was
noted on the back of the CAC recommendations. It actually was kind of an obscure condition, because it's hard to even know what it means, in essence, because it says -- their recommendation read, "Applicant represents the installation of a

pumpout facility, provided a fair rate structure is established." Does that mean he wouldn't need to put one in if there was -- what does that mean, you know what I mean? It's ambiguous. So it's really --

CHAIRMAN JAUQUET: You know, the reason that it came up is because other people in the community brought it up and put us on the spot to deal with it, so -- and we've dealt with other applicants in other locations in town on the same basis and have made them do things based on old site plans when they come with new ones.

So let me ask you this, Amy and Rob: Are they -- what -- is he -- is his pumpout going to be a connection to the sewer system?

MR. BROWN: Yes.
MS. MARTIN: Yes.

CHAIRMAN JAUQUET: Okay. And we were wondering whether, you know, to allay the concerns of some of the people that have come before us with this existing site plan issue, if he can get that -- if he can get that permit first before he, you know, starts into the new application.

MS. MARTIN: Once he has --

CHAIRMAN JAUQUET: I mean, just to do something for us to satisfy the language in the old --

MS. MARTIN: It can't be installed until --

CHAIRMAN JAUQUET: Right.

MS. MARTIN: -- the structure is there, because it's internal to the rest of this.

CHAIRMAN JAUQUET: Because you want to do it all once.

MR. BROWN: A significant part of the proposal --

CHAIRMAN JAUQUET: Right.
MR. BROWN: -- is the bathroom and washing machine.

CHAIRMAN JAUQUET: I understand.

MR. BROWN: And, obviously, we have to make a connection to the sewer.

CHAIRMAN JAUQUET: Right, right. You don't want to work twice in the same --

MR. BROWN: No.

MS. MARTIN: I have been in touch with the DEC and they tell us, you know -- because I want to make sure the pumpout station didn't need their approval and it does not.

CHAIRMAN JAUQUET: Right, right.

Planning Board Work Session 1/29/15

MS. MARTIN: They just told us to make sure that everything goes through the local Sewer District Department.

CHAIRMAN JAUQUET: So can he -- can Paul do something like in the next couple of weeks with regard to that sewer permit?

MS. WINGATE: He could fill out an application and pay the fee.
CHAIRMAN JAUQUET: Okay. Can he do -- we'd like him to do that.

MS. MARTIN: Yeah.

CHAIRMAN JAUQUET: Because it's not a big deal, is it?

MS. MARTIN: Yes, we can submit that.

MS. WINGATE: It's a very little deal.

CHAIRMAN JAUQUET: Okay. So we're going to make that a condition.

MR. DOWLING: Less than it would cost him to have you here tonight.

(Laughter)

MR. BROWN: Much.

MS. MARTIN: Much.

CHAIRMAN JAUQUET: So what is this? He's got to -- he's going to pull a permit to?

MS. WINGATE: Connect.

CHAIRMAN JAUQUET: To connect to the sewer.

Okay.

MS. WINGATE: To install a sewer line to the property.
CHAIRMAN JAUQUET: Okay. So we're going to make that a condition.

So I guess we want to talk about the project a little bit. I mean, why don't you guys start.

MS. MARTIN: Let me just say that one of the other concerns was that the nonjurisdiction from the DEC was still viable. And I did -- I hope that in your package you have a letter that I -- the email I got back from --

CHAIRMAN JAUQUET: Right.

MS. MARTIN: -- the previous --

MR. DOWLING: From 2012.

MS. MARTIN: Yes. And did you see her communication today with me?

MS. WINGATE: I put it right on top of the package.

MS. MARTIN: That they do not reissue a nonjurisdiction, but that she has reviewed the new proposed site plan, and as long as it does not cross the bulkhead.
MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: Yeah.

MR. DOWLING: So I know your original drawing, you had -- you overhung the bulkhead, which made that -- changed that, so.

MS. MARTIN: Right.

MR. BROWN: Yes.

MS. MARTIN: Okay? Thank you.

MR. BROWN: So we have -- we have reduced the mass of the structure above, and created a roof deck to minimize the profile of the building.

MR. DOWLING: The footprint stays the same, though?

MR. BROWN: The overall footprint is the same. A lot of it now is taken up with the stairway, so the building itself is smaller on that footprint.

CHAIRMAN JAUQUET: I don't -- say that again.

MR. BROWN: Well, there's a base.

CHAIRMAN JAUQUET: There's a platform.

MR. BROWN: Base platform, thank you, that the structure sits on that, but some of that platform is taken up by stairs to get up to the
roof, that roof deck, so the building itself is a smaller mass.

CHAIRMAN JAUQUET: Are those stairs exterior?

MR. BROWN: Yes, all the stairs shown are exterior.

CHAIRMAN JAUQUET: Oh, I see. Let's see. I guess one question I had is what the facade treatment is going to be on the street side. What are you thinking there, titanium or clapboard? You know, the modernist or the --

MR. DOWLING: Unobtainium.

CHAIRMAN JAUQUET: Unobtainium.

MR. BROWN: Stucco.

CHAIRMAN JAUQUET: Stucco.

MR. BROWN: No. Seriously, either --

CHAIRMAN JAUQUET: We don't have to know that now, do we? We'd like to know what you're thinking, but I don't know when those decisions are made.

MR. BROWN: Well, we're thinking a
clapboard, perhaps Hardie Board, and something --

CHAIRMAN JAUQUET: Does Hardie Board end up being shiplap?

MR. BROWN: Yes. It looks just like

Planning Board Work Session 1/29/15

1 clapboard.

CHAIRMAN JAUQUET: Yeah, okay.

MR. BROWN: Or possibly some wood shingles, but most likely -- for a commercial application, I use -- I like to use the Hardie Board.

CHAIRMAN JAUQUET: Right. That goes pretty well with it. And what's the -- what is the balcony barrier made out of? What system is that?

MR. BROWN: Metal posts with stainless steel cabling and wood cap.

CHAIRMAN JAUQUET: Oh, like a mahogany cap on it?

MR. BROWN: Exactly.

MR. DOWLING: Basically, the lifeline type setup.

MR. BROWN: Yes.
MR. DOWLING: Okay. Is this -- this marina is a transient -- a seasonal facility, it's not really a transient marina, correct?

MR. BROWN: To my knowledge.

MR. DOWLING: Okay. Is the pumpout facility going to be just for boats that are docked at the marina, or is it going to be available for something like a transient boat that wants to come in and get a pumpout service? Is it really just primarily for the boats at the marina?

MS. SIEGEL: Primarily the boats at the marina.

MR. BROWN: Yeah, that's my understanding.

MR. DOWLING: Okay. Is there a -- there's no dock attendant there, right?

MS. SIEGEL: No.

MR. DOWLING: It's just pretty much --

MR. BROWN: No. This is for the regulars.

MR. DOWLING: Yeah, okay.

MR. BROWN: As is the building. That's the
whole purpose of it.

CHAIRMAN JAUQUET: Yeah.

MR. DOWLING: Okay.

CHAIRMAN JAUQUET: So the stairway on

the -- let's see. I don't know what direction

I'm facing here.

MR. DOWLING: You're facing north.

CHAIRMAN JAUQUET: The stairway that goes

up to the second, you don't see that from the

street, do you?

MR. BROWN: No, you don't.

CHAIRMAN JAUQUET: The one that accesses

the deck.

MR. BROWN: Well, it turns the corner, so

you see --

CHAIRMAN JAUQUET: You see just --

MR. BROWN: The top portion of it, the top

flight of it. I'll come forward and point it out

to you.

CHAIRMAN JAUQUET: Yeah, why don't you?

Why don't you? I'll just -- I'm just looking at
MR. BROWN: Yeah, it's easier on this plan where -- no that's not it. Thank you. From the --

CHAIRMAN JAUQUET: Here's the street, so you're looking at the parking.

MR. BROWN: Here's the street level. So, from the dock, you're going up towards the street.

CHAIRMAN JAUQUET: Oh, right, right.

MR. BROWN: And the top of that is here. And you can go into the office here.

CHAIRMAN JAUQUET: Right.

MR. BROWN: And then out this door to a small balcony. And then the stair going up on the water side, turns the corner, and a little bit of it comes up towards the street.

CHAIRMAN JAUQUET: I see that.

MR. BROWN: And that opens up to the roof deck.

CHAIRMAN JAUQUET: To the roof deck. I was
wondering if there's room to do any landscaping
in front of the pillars between the parking
spaces, but I don't think there's enough room for
that.

MR. BROWN: No.

CHAIRMAN JAUQUET: I'm sure you thought of
that. I mean, just to soften up the --

MR. BROWN: Yeah. But the parking spaces
actually comes to within a few feet of the --

CHAIRMAN JAUQUET: Of the street.

MR. BROWN: Of the street.

CHAIRMAN JAUQUET: The street.

MR. BROWN: You know, the 20-foot
requirement, because the building is only 15,
roughly.

CHAIRMAN JAUQUET: Yeah.

MR. DOWLING: Is there any issue with cars
being parked right up against the water? Is
there like drainage? Is all the water going to
drain away from the waterfront, I mean?

MS. WINGATE: I don't know.
MR. BROWN: It's a gravel driveway, so it's pervasive to anything that falls on it.

MR. DOWLING: Okay. I was wondering about rain, you know, water runoff, basically, because, obviously, you don't want oil and stuff like that going into the harbor. So I just questioned it. I didn't know if there was any issue with that.

CHAIRMAN JAUQUET: But are there laws about that?

MR. DOWLING: Yes.

MR. BROWN: Well, that would be the purview of the DEC.

MR. DOWLING: There definitely are laws for stormwater runoff going into the bay.

MS. WINGATE: Yeah, stormwater runoff regulations. I could research and see if we come up with something, but I don't know of anything.

MR. DOWLING: Okay.

MR. PROKOP: How large is the site?

MR. BROWN: Gosh, it's been a while. The site is 1600 square feet, approximately.

MR. PROKOP: That's it? Okay.

MR. BROWN: Yeah.

CHAIRMAN JAUQUET: Yeah.
MR. BROWN: Sixteen.

MR. DOWLING: Essentially, you're going to keep just the gray gravel that's on there now, right?

MR. BROWN: Yes.

CHAIRMAN JAUQUET: I mean, in green driveways, with the — you know, with the thought of keeping as much car effluent out of the ground and out of the water, what do they do these days? I mean, I know gravel is one choice. I'm not sure that that's the best, but certainly it's a lot better than —

MR. BROWN: There's some development going on about that.

CHAIRMAN JAUQUET: Yeah, I know, that's why I'm asking.

MR. BROWN: Yeah. There are people are developing pervious asphalt.

CHAIRMAN JAUQUET: Yeah, I know.

MR. BROWN: It's not well accepted yet.

CHAIRMAN JAUQUET: Yeah. So there's gravel on top and then dirt below it?
MR. BROWN: Yes.

CHAIRMAN JAUQUET: I mean, I don't know what else you can do. At least it's not asphalt.

MR. BROWN: Right. For practical purposes, that's the way it's always been.

CHAIRMAN JAUQUET: Yeah.

MR. BROWN: Cars have been parking there forever.

CHAIRMAN JAUQUET: I know.

MR. DOWLING: But that's why we have brown algae and all that other stuff, because everybody dumps everything into the bays, so.

MR. BROWN: If you come up with a solution, I'd be -- I'd love to incorporate it.

MR. DOWLING: Park somewhere else.

CHAIRMAN JAUQUET: We may ban cars. Is there a sign somewhere that he's going to incorporate somewhere in the facade treatment? He can do that, right, he can have a sign?

MS. WINGATE: I think he has --

MS. MARTIN: There's a post there. They
CHAIRMAN JAUQUET: I'm just wondering if he wants -- if he's going to want that.

MS. MARTIN: I don't know.

CHAIRMAN JAUQUET: You should ask him.

MS. MARTIN: Okay.

CHAIRMAN JAUQUET: You know.

MR. BROWN: We haven't really discussed that.

MR. DOWLING: I think there's some basic sign right now, just sort of like a hand-painted thing right on a piling, or something there.

CHAIRMAN JAUQUET: So the other parking -- the other three open parking spaces, is there any landscaping scheme for that?

MR. BROWN: No. It's all gravel.

CHAIRMAN JAUQUET: There's enough? It's all gravel?

MR. BROWN: And cars are parking there now.

CHAIRMAN JAUQUET: Yeah. I guess -- I don't know. I don't think there's a requirement.
I don't know if there's requirements for landscaping.

MS. MARTIN: I think the concept is just to keep it as minimal as possible.

CHAIRMAN JAUQUET: Yeah. The building, putting trees in front of that building probably wouldn't look any good either, just because of the --

MR. BROWN: Yeah. There's really no room for them to spread.

CHAIRMAN JAUQUET: Yeah, right. And the windows are just sort of a casement; is that what they're going to be?

MR. BROWN: Yes, exactly.

CHAIRMAN JAUQUET: Because you don't have any mullions or anything?

MR. BROWN: No.

CHAIRMAN JAUQUET: You're going to go for that look?

MR. BROWN: Yes.

CHAIRMAN JAUQUET: And this is -- is this
changeable, the number of windows that you're going to see from the street, or you think this is your -- this is the plan we're going to get? Is that fungible?

MR. BROWN: That's up to Mr. Henry.

CHAIRMAN JAUQUET: We could see a different arrangement there, maybe.

MR. BROWN: He wanted to keep the number of windows facing the street at a minimum to provide light, certainly, and to let light through. But the primary focus of the -- of the glass is on the water side, with large glass doors. [ 

CHAIRMAN JAUQUET: Right. All right. Okay. So --

MR. BROWN: He's looking for some wall, you know, because he wants all glass on the water side. He needs some wall for --

CHAIRMAN JAUQUET: You can't have -- it's on view, yeah, I understand.

Okay. So we're ready to accept this motion?
MR. DOWLING: Uh-huh.

CHAIRMAN JAUQUET: Accept this -- a motion to accept. So this is going to be --

MR. DOWLING: We have to talk about tying in the --

CHAIRMAN JAUQUET: I'm going to add that as a condition.

MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: Pulling a permit. What's the language again?

MR. DOWLING: So I think they apply to a connection to the sewer, I think, on that. Also, I think by County regulation, he has to have an RPZ valve for there as well?

MR. BROWN: That would be part of the construction drawings.

MR. PROKOP: It's required. We have code for that now, it's required.

MR. DOWLING: Yeah, okay.

CHAIRMAN JAUQUET: Okay. All right. So this is a motion to accept the new site plan
application for the new structure located at Sterling Street Osprey Zone Marina under the condition that a permit for connection to the sewer system for the handling of waste is pulled prior to -- prior to what? That it's done --

MR. DOWLING: Approval.

CHAIRMAN JAUQUET: Prior to approval of the plans?

MS. WINGATE: We could tie it in.

MR. PROKOP: This is a motion to put on --

CHAIRMAN JAUQUET: We just want to -- we just want to put language in there that a permit for connecting to the sewer system is pulled prior to.

MR. PROKOP: It should be prior to the building permit being issued.

CHAIRMAN JAUQUET: Prior to the building permit being issued. Okay. Anyway, I'll restate that.

This is a motion to accept a new site plan application for a new structure to be located at the Sterling Street Osprey Zone Marina under the condition that a permit for a connection to the

Planning Board Work Session 1/29/15
sewer system is pulled and paid for prior to a building permit being issued. Do I have a second?

MR. BURNS: Second.

MR. DOWLING: Second.

CHAIRMAN JAUQUET: All in favor?

MR. BENJAMIN: Aye.

MR. DOWLING: Aye.

CHAIRMAN JAUQUET: Aye.

MR. BROWN: Thank you very much.

CHAIRMAN JAUQUET: You're welcome. Thank you.

MR. DOWLING: Thanks.

MR. BURNS: Thank you. Thank you for working to keep this at a minimum

MR. BROWN: I'm sorry?

MR. BURNS: I'm sure everybody is happy that you have tried to keep this at a minimum.

MR. BROWN: I know Mr. Henry has no interest in aggravating his neighbors anymore.

CHAIRMAN JAUQUET: Let's see. Number 8, if time permits, is a possible continued discussion on an application for a use evaluation at 414 First Street; Section 4, Block 7, Lot 5.
Is anyone here to talk about that? Hi.

MR. KARLIN: I'm Phil Karlin. I'm the owner of the North Fork Smoked Fish Company.

CHAIRMAN JAUQUET: Hi.

MR. KARLIN: How are you?

CHAIRMAN JAUQUET: I'm good. How are you?

MR. KARLIN: Good.

CHAIRMAN JAUQUET: Good.

MR. KARLIN: We, although a little on the late side, put in an application for a use evaluation as a wholesale operation, which is what I intended that building to be. My retail is green markets in Manhattan. I have a few wholesale accounts in Manhattan, and some on the south side, and even on the North Fork.

With that permit going to the Zoning Board, we've decided that we're going to open retail, because that's what the Zoning Board wanted to see, is a retail operation. So what we'd like to do is just amend our application to add retail to it, which would be the whole front room and the
walk-in, and a portion of the back area, because at that point, our manufacturing will not just be for wholesale, but for our --

CHAIRMAN JAUQUET: Retail prep.
MR. KARLIN: Retail prep.
CHAIRMAN JAUQUET: Of any sort.

MR. KARLIN: On premises, and also green market, farmers market and --
CHAIRMAN JAUQUET: Okay. So you're going to explain all that in your application, so we can see it in writing.
MR. DOWLING: Just understand that it's 80/20, those are the magic numbers. You have to -- 80% of that space has to be dedicated to retail.

MR. KARLIN: Well, at this point now, with our front door open, it would be, yeah, because most of that back space for cutting, and brining, and smoking the fish for retail in there, I mean, it probably is already without it being physically retail, but --
CHAIRMAN JAUQUET: You should -- you know, when you're drawing your drawing, you should mark it 80/20, you know.

MR. KARLIN: Okay.

CHAIRMAN JAUQUET: Just put a line, a dotted line --

MR. KARLIN: Okay.

CHAIRMAN JAUQUET: -- and show us so that we can see.

MR. KARLIN: I have a drawing of the full thing.

CHAIRMAN JAUQUET: Yeah.

MR. KARLIN: And I handed in a drawing of what we plan on doing in the front, just the front area.

CHAIRMAN JAUQUET: Yeah, that's what was --

MR. KARLIN: Because that's basically the only changes we would be making, just showcases.

CHAIRMAN JAUQUET: Right, right. So does that mean you're going to have an employee there?

Is it going to be you, and what --
MR. KARLIN: I already have — I already have an employee, it's myself and one person.
CHAIRMAN JAUQUET: When did that person come on?
MR. KARLIN: Well, not even really full-time right now.
CHAIRMAN JAUQUET: Yeah.
MR. KARLIN: But back in May, I guess.
CHAIRMAN JAUQUET: But the business needed someone.
MR. KARLIN: Yeah.
CHAIRMAN JAUQUET: The way it's developed.
MR. KARLIN: Yeah.
CHAIRMAN JAUQUET: Right. Well, that's good.
MR. KARLIN: Someone besides my son, you know, one of my sons. So —
CHAIRMAN JAUQUET: And what sort of hours are you thinking?
MR. KARLIN: Probably, you know, maybe like ten to seven, something like that.
CHAIRMAN JAUQUET: And how many days a week?

MR. KARLIN: Seven.

CHAIRMAN JAUQUET: Seven.

MR. DOWLING: So you basically need to reapply, put a new application, basically then, for the site plan evaluation, right?

MR. PROKOP: Well, something was dropped off. So let me just say, just to clarify something, you know, unless somebody points out to me that I'm wrong, which I'm, you know, happy to hear, we're talking about 80/20, but I don't think it's 80/20. I think -- unless I'm mistaken. I think what the code says is that the wholesale component, the production component can't exceed 20% of the retail space. So that's not 80/20, that's -- that's some other number, because 80/20 would be 20% of the entire space.

But if it's 20% of the wholesale space, then it goes into, you know, some other fraction that I would need one of my kids to point out to me.
MR. PROKOP: But it would be, you know, 20% and -- 20% of the other part, you know, the 20, so --

CHAIRMAN JAUQUET: Oh.

MR. PROKOP: It's like one-seventh. Instead of being one-fourth, it's one-fifth or something like that. Or instead of being one-fifth, it's one-sixth, something like that. So it's like 17% of the whole space, and 20% of the --

MR. KARLIN: I mean, realistically, for the wholesale business that I actually do, it probably is less than 20% now, because most of my sales are retail, although not on the premises.

MR. DOWLING: They have to be on premises, resale -- retail.

MR. KARLIN: This is the reason for our amendment of our proposal.

MR. DOWLING: Uh-huh.

CHAIRMAN JAUQUET: So --

MR. DOWLING: Because, I mean, right now,
the way it stands, I mean, you --

MR. KARLIN: When I talked to the ZBA --
I'm sorry, I didn't mean to interrupt.

MR. DOWLING: It's okay, go ahead.

MR. KARLIN: But when we -- when we went before the ZBA, everyone seemed to be in agreement that wholesale -- I mean, retail sales, web sales did to some degree qualify as retail, okay? And that I believe the one gentleman said that he felt okay with it, as long as we didn't have the place shuttered up like a manufacturing plant. So that's where we are coming back, revisiting this and saying, "You know what, that's a good point. Let's open it up to the public so that the Village has access to our business directly."

CHAIRMAN JAUQUET: Well, the whole idea, aside from the formula for the space use, is to keep the doors open to have a -- you know, some sort of continuous flow of shopping.

MR. KARLIN: Sure.

CHAIRMAN JAUQUET: Even though it's sort of broken up. But to have one less store there makes the master plan zoning ineffectual. So
MR. KARLIN: Well, for us, it works.

CHAIRMAN JAUQUET: Yeah. Well --

MR. KARLIN: I mean, we're there working anyway.

CHAIRMAN JAUQUET: Yeah, yeah.

MR. KARLIN: So, you know, that wasn't the intent initially. I mean, I used to work --

CHAIRMAN JAUQUET: I know, I know.

MR. KARLIN: But to change it to that, and being that it was already a retail location at one point anyway, it would be very -- you know, it's a matter of a couple of showcases, and a little bit of changing things around, and opening the front door to the public.

CHAIRMAN JAUQUET: I mean, you know, I guess to me, the spirit of the thing is to walk into that one -- that retail room and be in a retail environment.

MR. KARLIN: Right.

CHAIRMAN JAUQUET: So it builds on itself.
because we have this letter here saying that --
is Alice's Fish Market going to be part of the
retail there, or is it just you?

MR. KARLIN: We would put a showcase in for
Alice's as a marketing showcase for their fish
market down on Monsell Street.

CHAIRMAN JAUQUET: So that would be fresh
fish?

MR. KARLIN: Fresh fish, right. So it
would be a retail of fresh fish, our smoked fish
products. And so the one showcase would be
basically for our sales on premises, and also
fresh fish on premises, but to draw people --
kind of a marketing plan to draw people down to
an already existing fish store.

CHAIRMAN JAUQUET: Well, there should be a
fish store in downtown Greenport, in the downtown.

MR. KARLIN: Right.

CHAIRMAN JAUQUET: You know, if that's the spirit of the thing.

MR. KARLIN: Sure, which there isn't right now. It would be convenient.

CHAIRMAN JAUQUET: You know, I know, there's nothing else.

Planning Board Work Session 1/29/15

MR. DOWLING: So the question I have, so is that going to be -- is it going to be Alice's Fish Market operating out of there, or is it you selling their fish there?

MR. KARLIN: No. It would be Alice's Fish Market, operating independently, that one showcase.

CHAIRMAN JAUQUET: So what's the sign --

MR. DOWLING: So what that's requirement of the original site use then? Now there are two businesses in that space?

MRS. PHILLIPS: No. Actually, it's -- just
to clarify it, it's a joint venture between the two companies, where it actually will be sharing of employees between both companies. So it's a joint venture between us. It's not independent, two separate businesses, it's a joint venture between us in the same space.

CHAIRMAN JAUQUET: So what do you see as the outside signage?

MR. KARLIN: Well, we have the North Fork Smoked Fish sign on one window, Alice's Fish Market --

CHAIRMAN JAUQUET: And Alice's? So you're going to have a dual company idea on --

MR. KARLIN: Alice's Fish Market satellite village location type of thing.

CHAIRMAN JAUQUET: So --

MR. KARLIN: Like, I said we're in there working anyway, so for us to man the show, you know, to man a retail operation --

CHAIRMAN JAUQUET: I mean, you can afford to pay an employee to be in the --
MR. KARLIN: We would do that jointly.

CHAIRMAN JAUQUET: -- space behind the counter, twiddling their thumbs half the time?

MR. KARLIN: No.

MR. DOWLING: So this new site plan that you have to file for this, because now you have two businesses working out of there, so probably two businesses on the application, then, right?

CHAIRMAN JAUQUET: Anyway, so what do they have to do?

MR. DOWLING: I would assume.

CHAIRMAN JAUQUET: A new application to the --

MR. DOWLING: There's got to be a new application, because the previous application says it's wholesale.

MR. PROKOP: It's almost like --

CHAIRMAN JAUQUET: Do we start over with this?

MR. PROKOP: You're asking me?

CHAIRMAN JAUQUET: Yeah.
MR. PROKOP: Well, the problem, here's the problem. There's only one paragraph in the code that regulates this, it's in the Commercial Retail use section. And you have it -- if I could respectfully say, you know, to help your way through this, what you need to do is just sit down and read that.

I mean, you know, all these things you're talking about are really great ideas, and I'm sure that, you know, conceptually they're -- sounds great to hear, but the problem is that we're -- our hands are tied to some extent. It has to fit within, you know, those hundred words that are in that paragraph. So, please, read that very carefully. And, you know, you have to work your way through that, not come back after the fact and try to -- you know, that's the beginning, what those words say is the beginning.

And so like, for instance, you know, it says, you know, what can be sold there. You know, it's -- if you have a production facility,
you're supposed to be selling your goods at the space, you know, and then a couple of other rules like that.

MR. KARLIN: Right.

MR. PROKOP: So, you know, I don't want to -- I'm just trying to help you, because I don't want to be at the meeting next time and then have somebody point that out and --

MR. KARLIN: No, I understand.

MR. PROKOP: -- have to start all over again.

MR. KARLIN: I understand you're not trying to hinder me at all.

MR. PROKOP: Yeah, please. But if there's a -- you know, there's discussion -- I think we need to identify what the property is that's involved in the application, because that was part of the discussion the first time. And then, you know, whether there's a site plan involved, or, you know, a use evaluation of the property, or what else is involved.

CHAIRMAN JAUQUET: Well, I think we're going to be looking at all those wishes. But if you have a new plan for the footprint of that building that's based on the code, and shows --
and then you describe what you're actually going to be doing with Alice's and yours, and where the -- you know, where the production is and where the retail sales cold counters are, you know, the refrigerated cases and where the sales counter and the cash register are going to be.

MR. KARLIN: Well, I did basically --
CHAIRMAN JAUQUET: If you're going to have table and chairs in there, like they do over at Charlie's, if there's anything like that.
MR. KARLIN: No it's take-out.
MRS. PHILLIPS: No, no.
CHAIRMAN JAUQUET: Okay.
MR. KARLIN: Just a take-out a situation, no --
CHAIRMAN JAUQUET: Right. Okay, right. I know I'm going overboard.
MR. KARLIN: Right. Well, I gave a drawing, several drawings of -- copies of what the front room would look like.
CHAIRMAN JAUQUET: But that's what we need,
is how you're going to put the retail
accoutrements in there.

MR. DOWLING: We have to -- the biggest
problem we have, the biggest problem we have here

Planning Board Work Session 1/29/15

is that this still isn't settled, and,
technically, since they're there's no approved
site plan, technically, you're not supposed to be
open. And we've got to -- I mean, the problem
for you is you basically rented a building that
you're not supposed to be in for your type of
business, so far. And some of -- I mean, for
your sake, I know you want to keep going, and
everybody tells me you have a great business, and
everybody seems to be really happy. We've got to
make sure that -- I mean, you have to make sure
that you're in a place that you can be and --

MR. KARLIN: I understand that. That's
why, when it was a zoning issue, we were trying
to appease that situation.

CHAIRMAN JAUQUET: Right, yeah.

MR. KARLIN: I said, "Okay, the zoning
issue is that we need to have retail, then we'll open the door and be retail." So that was -- I mean, when it went to the Planning Board, the Planning Board sent it to the ZBA. ZBA said, "We're okay with it, except for one thing, you don't have your front doors open." So now we're saying that we're going to open our front doors and make it a retail location.

Planning Board Work Session 1/29/15

MR. PROKOP: But I don't think that that's fair, and, again, I'm just trying to help you out. If you're -- if you think to yourself that the conclusion of the ZBA, after all the time that they put into it, was that the front doors have to be open, I think you need to go back and read the transcript or something. I mean, I don't think that that's fair -- a fair thing to say, honestly, that that's what their concern, that the front doors weren't open.

MR. KARLIN: Yeah, because -- well, that is what I took away from it and I'll tell you why, not to be disrespectful, or argue, or anything.
It's just that that --

MR. PROKOP: No, this is an open discussion, you know.

MR. KARLIN: Yeah. No. That just seemed like the sticking point. That just seemed like where they wanted us to head with it in order for it to work.

MR. PROKOP: And then, you know, the problem -- excuse me, I don't want to use the word problem, but you have to help us along. You know, you have to help yourself, because the drawings that you sent in, I mean, I spent a lot of time yesterday and today looking at them. Honestly, I didn't even know what they mean in terms of -- I mean, this is what I mean by reading the language, because, you know, to look at that, I don't know how we could decide -- the Board has to decide if you meet this 80/20 -- I'm sorry, the 20% rule. And, you know, we can't sit here with rulers and try to -- and then, you know, it wasn't at the level that we could really
figure that out, you know.

   So help yourself along by helping us a little bit, you know, and try to -- you know, if you believe that you can demonstrate that, then, please, if you're going submit something, you know, submit something that shows us that that's what -- you know, what it is, if that's what you believe, so please.

   MR. KARLIN: Okay.

   MR. DOWLING: And I think if you're going to be splitting the business with another business, so you're two separate entities, again, I think that 20% has to be of your spot, your part of it, I would think.

   MR. PROKOP: Yeah, you have to figure that out.

   MR. DOWLING: So if, say, Alice's Fish Market is taking 50% off, now you're taking 20% of your 50% for your wholesale manufacturing.

   MR. KARLIN: Right. So if I take that part away, that makes my space even smaller.
CHAIRMAN JAUQUET: Right.

MR. DOWLING: You got to --

MR. KARLIN: So showing that 20% is that much easier, plus my retail --

CHAIRMAN JAUQUET: Right.

MR. KARLIN: My retail sales with my website, like I said, it's a fraction of 20%.

CHAIRMAN JAUQUET: Well, you know, forget about the website.

MR. DOWLING: Well, the website doesn't take up any floor space.

MR. KARLIN: Yes, it does.

MR. DOWLING: Well --

MR. KARLIN: Yes, it does.

MR. DOWLING: It's all computer.

CHAIRMAN JAUQUET: Okay.

MR. KARLIN: Boxes, packaging, it takes up floor space.

CHAIRMAN JAUQUET: But it sounds as though --

MR. KARLIN: Plus production, to make the

Planning Board Work Session 1/29/15
product to be shipped out. So it does take up a
certain amount of the floor space.

CHAIRMAN JAUQUET: But, you know, I guess
you're going to redo your application and address
the issues with the formula that Joe is asking.

MR. KARLIN: If that's what I need to do,
that's what I'll do.

CHAIRMAN JAUQUET: And, you know, our -- my
concern is that when you make your presentation,
show how things are going to be working there.

MR. KARLIN: Uh-huh.

CHAIRMAN JAUQUET: You know, I'm concerned
about the space formula, but I'm also concerned
about, you know, if that whole thing is going --
is going to be functioning as retail space with
the people walking in and walking out, and enough
room in there, and then to have whatever you have
in there with wall decorations, and things on the
floor, and your counter to make it a retail
space, and to have it function like that in the
Village. I mean, to me, that's the Planning
Board, and that's what I'm going to be looking
at. Because if it's all -- if it's just sort of,
you know, industrial looking in there with just,
you know, plain floors and a couple of stainless
steel cases and a cold looking spot, then --

MR. KARLIN: Right.

CHAIRMAN JAUQUET: -- you know, it's not going to generate the kind of foot traffic, possibly. You know, it's not going to --

MR. KARLIN: Right. That's not really the plan.

CHAIRMAN JAUQUET: So that's the -- that's the flavor, I think, that the Planning Board is going to be looking at.

MR. KARLIN: Right.

CHAIRMAN JAUQUET: The signs outside, you know, that's retail.

MR. KARLIN: Right.

CHAIRMAN JAUQUET: You got to get people, you know, warm bodies in there. And, you know, right now, I don't have a big problem with being open. A lot of stores shut down in the wintertime. You know, we don't require people to keep their store windows decorated, like they do in East Hampton and other places.
So, you know, I'm -- you know, and the other thing, I'd like this to get resolved, you know, in the next couple of meetings.

MR. KARLIN: Yeah, I would, too.

CHAIRMAN JAUQUET: So that you're legal, and we're not sitting here getting criticized by --

MR. KARLIN: Right, of course.

CHAIRMAN JAUQUET: -- everybody in the Village, because we are.

MR. DOWLING: You know, we're getting criticized that you're open without any approvals.

MR. KARLIN: I realize.

CHAIRMAN JAUQUET: You know, favoritism and all this stuff is the only thing that -- is what everybody comes back at.

MR. KARLIN: I realize.

CHAIRMAN JAUQUET: You know.

MR. KARLIN: And I make my living doing this. I have no place else to operate. I know
that you've been lenient in letting me continue
to operate while we work through this proces.

CHAIRMAN JAUQUET: So, you know, we're
having the meeting next week, and, you know, I
think you should get -- sit down with your plan,
and your papers, and the formula, and your
footprint, and your rooms, and, you know, draw
things in like the other people have in their

Planning Board Work Session 1/29/15

applications, where they're putting tables,
chairs and dumpsters. And if it's going to have
tables outside on that -- doesn't it have a porch
up there?

MR. KARLIN: It does have a cement
platform.

CHAIRMAN JAUQUET: Right. You know, that
was -- I don't know if the last tenant used that;
did they? Did she use that?

MR. DOWLING: Yes.

CHAIRMAN JAUQUET: Wasn't there activity
during -- those tables and --

MRS. PHILLIPS: I thought it was.
CHAIRMAN JAUQUET: I don't know --

MRS. PHILLIPS: In all honesty --

CHAIRMAN JAUQUET: I don't know if you can really use that for your business.

MRS. PHILLIPS: -- the amount of traffic that comes in and out of there --

CHAIRMAN JAUQUET: But, you know, people could sit there. I don't know.

MR. DOWLING: We still have a problem there if we have a store open that's not approved.

CHAIRMAN JAUQUET: I know, I know.

MR. DOWLING: And we're getting -- most of our criticism we're getting is that --

CHAIRMAN JAUQUET: I know.

MR. DOWLING: -- we haven't -- we still have a store open that's not approved, and it's --

CHAIRMAN JAUQUET: Well, we didn't approved it.

MR. DOWLING: Correct.

MR. PROKOP: So two things that I want to say. One is I think that the -- what I was saying before about the lot, I mean, I think
that -- the same way that we -- a new business on a lot has to give a, you know, site plan, talk about parking, if it's on the same property, which I think that we figured out that this is. You know, I think that that's going to have to be addressed. But I think that, you know, basically, you should require a presentation at the next meeting.

CHAIRMAN JAQUET: Well, that's what I'm getting at.

MR. PROKOP: Just to keep this moving along.

CHAIRMAN JAQUET: You know, we should be talking from meeting to meeting now. And I think your presentation, you should put it together as best you can, and go to the Building Department and make sure that another set of eyes look at it --

MR. KARLIN: Okay.

CHAIRMAN JAQUET: -- with these concerns in mind.
MR. KARLIN: My original drawings did have all kinds of stuff in it --

CHAIRMAN JAUQUET: Well, let's get it out of here.

MR. KARLIN: -- that I was told they wanted to be there.

CHAIRMAN JAUQUET: Well, there's more going on now.

MR. KARLIN: That was in a different situation.

CHAIRMAN JAUQUET: Yeah, I know.

MR. DOWLING: I think the application, it needs a new application, I would think, because the old application said for wholesale, or for manufacturing wholesale, so it doesn't say retail at all. So I think we really need a new application for this.

MR. PROKOP: I think you're right.

MR. DOWLING: Because it --

CHAIRMAN JAUQUET: Well, that's what we're saying. I mean, you still have the old
application you can work off of.

MR. KARLIN: Right.

CHAIRMAN JAUQUET: So, you know, next week we could accept your application, and then --

MR. DOWLING: If it is complete.

CHAIRMAN JAUQUET: I know, if it's complete. I mean, that -- we could -- then the meeting after that, which would be at the end of February.

MR. DOWLING: Well, that's the regular meeting.

CHAIRMAN JAUQUET: Yeah, we have these meetings two in a row. I mean, one's to vote on things and one is for this discussion. So next week is a voting. But, you know, by February, you know, and by next week, even if we don't take action, we can still make sure that what you have for us next week covers everything, you know.

MR. KARLIN: Okay.

CHAIRMAN JAUQUET: And then in February, something more substantial could happen with regard to getting you legal.

MR. KARLIN: Okay. All right.

CHAIRMAN JAUQUET: So --
MR. DOWLING: But on the site plan, you have to have everything, what's inside, what's outside, parking, everything.

CHAIRMAN JAUQUET: Yeah, the signs, what you're going to do with the deck.

MR. DOWLING: It's got to be complete, as complete as possible.

CHAIRMAN JAUQUET: You know, you might -- you want to do something with the deck, like a fake palm tree or something, I mean, I don't know, just to make it --

MR. KARLIN: I'll probably get rid of that ugly green fence.

CHAIRMAN JAUQUET: I mean, just a chair, you know, just a chair to sit. You know, you didn't have to --

MR. BURNS: Seems like a lot of trouble to sell fish in a fish village.

(Laughter)

MR. KARLIN: Doesn't it? If you think it's hard to sell it, you should try going out and catch it for a living.
CHAIRMAN JAUQUET: The Village needs a fish store downtown. I don't get it. You know, at least you've got smoked fish. Maybe we can get fresh fish, too.

MR. KARLIN: Well, that's the idea, is to have both.

CHAIRMAN JAUQUET: I mean, gees.

MR. KARLIN: Yeah.

CHAIRMAN JAUQUET: I mean, if you need -- you know, it just kills me that there isn't a store right downtown selling what is all around us, you know.

MR. KARLIN: Right.

MR. DOWLING: I think we also need to reiterate that, you know, technically, you have not been approved to be open. That's the most important thing you have to know right now, too.

CHAIRMAN JAUQUET: Yeah, but I don't -- it's not our purview to shut you down. Someone else has to do -- you know, somebody has to file a complaint to shut you down.
MR. DOWLING: Not exactly.

CHAIRMAN JAUQUET: Oh, yeah? I don't really know, but I'm not interested in -- you know, I guess what we're doing is stringing this along.

MR. KARLIN: I see that.

CHAIRMAN JAUQUET: Which we don't want to do, but we need action. We need action.

MR. KARLIN: I will come up with as comprehensive an idea as I can for you, as closely calculated as I can possibly do.

CHAIRMAN JAUQUET: And you have to work with the Building Department prior to coming in here next week.

MR. KARLIN: Okay.

CHAIRMAN JAUQUET: So that -- so that everything is in order.

MR. KARLIN: Okay.

CHAIRMAN JAUQUET: At least everything that's possible to get in order by next week.

MR. KARLIN: Just know that we're not
looking to really build any permanent structures
or anything like that, or change anything.

MR. DOWLING: No, you just want to be open.

MR. KARLIN: Yeah.

MR. DOWLING: And we need to make sure we
can approve you to be open.

MR. KARLIN: Yeah.

CHAIRMAN JAUQUET: So who does that with
you, Mary Bess and -- what's your first name
again?

MR. KARLIN: Phil.

CHAIRMAN JAUQUET: I'm sorry, Phil. Do
they both come in to talk to you about that floor
plan and stuff? How is that going to work?

MR. PROKOP: Well, we're all available to
talk to whoever.

CHAIRMAN JAUQUET: Okay. That's what we
should do.

MR. PROKOP: I mean, it would be better to
keep it to a minimum, the number of people that
are dealing with this, but we're all available to
-- you know, once again, I mean, I'm sorry to
belabor this, but, I mean, right now, it's not a
legal use of the property. I mean, that's -- and
that's been pointed out to us all the time by
people not on the Board. And, you know, it's
your burden -- you know, not burden, I want to
use a legal word, but, you know, you have to show
the Board Members that, you know, you meet this
rule and that we can move ahead.

MR. KARLIN: Well, that's what we're
working towards. That's what we're working
towards. That was what the, you know --

CHAIRMAN JAQUET: Right, that's what this
whole discussion was about.

MR. KARLIN: I'm looking to amend the

original plan.

MR. PROKOP: Good.

MR. KARLIN: And get this thing open.

MR. PROKOP: But, you know, there's a lot
of -- you have a lot at stake here, and, you
know, you should treat it that way --
MR. KARLIN: No doubt, I do.

MR. PROKOP: -- with the submissions to the Board. You should treat it that way, and, you know, not -- a couple of notches up, you know.

MR. KARLIN: I'm trying, you know. I put in long days at work and I'm trying to do this as well. And, you know, not to --

CHAIRMAN JAUQUET: What else do you do?

What else do you do?

MR. KARLIN: I smoke a lot of fish.

CHAIRMAN JAUQUET: Do you have another job?

Do you have --

MR. KARLIN: No, no.

CHAIRMAN JAUQUET: That's what you do?

MR. KARLIN: This is my business, yeah.

CHAIRMAN JAUQUET: Is this the only place you're doing smoking?

MR. KARLIN: Yes.

CHAIRMAN JAUQUET: Yeah?

Planning Board Work Session 1/29/15

MR. PROKOP: But, see, you just said it, really. I mean, we're not judging you based
on -- we're not reviewing how you spoke fish, we're reviewing plans, right?

MR. KARLIN: No, I understand.

MR. PROKOP: So you just said it, basically, that that's your business, smoking fish.

MR. KARLIN: Right.

MR. PROKOP: But we're not looking at that, we're looking at plans.

MR. KARLIN: Right. So I drew plans and they weren't good enough. I'll draw you better plans.

MR. BURNS: Okay?

CHAIRMAN JAUQUET: All right.

MR. KARLIN: Okay.

CHAIRMAN JAUQUET: So we'll -- our next meeting is February 5th.

MR. KARLIN: Okay. I'll be here.

CHAIRMAN JAUQUET: Okay. So a motion to schedule the next regular session for February 5th. Do I have a second?

MR. DOWLING: Second.

CHAIRMAN JAUQUET: All in favor?
MR. BENJAMIN: Aye.

MR. DOWLING: Aye.

CHAIRMAN JAUQUET: Aye.

Motion to adjourn.

MR. BURNS: For the record, I may not be here most of February, including the last meeting.

CHAIRMAN JAUQUET: Okay.

MR. BURNS: I may be gone on the 5th.

CHAIRMAN JAUQUET: Well, we might not have a quorum.

MR. DOWLING: I'm out of town from the 11th to the 23rd, so I'll be back in time for the end of February meeting.

CHAIRMAN JAUQUET: Okay.

MR. DOWLING: I'll definitely be here for the 5th. I want to make sure we have Devin here for that meeting.

CHAIRMAN JAUQUET: Right. Okay.

MR. BURNS: I assume I'll be here next time.

CHAIRMAN JAUQUET: Okay.

MR. DOWLING: You'll be missed.
MR. BURNS: It depends on the weather.

We're going to Florida.
CERTIFICATION

STATE OF NEW YORK )
                    ) SS:
COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on January 29, 2015.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of February, 2015.

____________________
Lucia Braaten