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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

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1 (Whereupon, the meeting was called to order  
2 at 5:10 p.m.)

3 CHAIRMAN JAUQUET: This is the January 29,  
4 2015 Third Street Village of Greenport Planning  
5 Board meeting. This is a work session agenda.

6 Item #1 is a motion to approve an  
7 application for a new home on a vacant lot on  
8 Bridge Street. The owner/applicant is Edward V.  
9 Werthner. The project is a single-family house  
10 of approximately 1575 square feet. A zoning  
11 variance was at issue. This is District 1001,  
12 Section 2, Block 2, Lot 8.4.

13 I think -- is Ed here?

14 MS. WINGATE: No.

15 CHAIRMAN JAUQUET: Okay. I think  
16 everything is in order on this one. They got  
17 their variance. So I'm going make a motion to

18 approve this application. Do I have a second?

19 MR. BURNS: Second.

20 CHAIRMAN JAUQUET: All in favor?

21 MR. BENJAMIN: Aye.

22 MR. DOWLING: Aye.

23 CHAIRMAN JAUQUET: Aye.

24 It's approved.

25 MR. BURNS: We vote on it?

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1 CHAIRMAN JAUQUET: Is that it?

2 MS. WINGATE: Well, we'll --

3 CHAIRMAN JAUQUET: What else?

4 MS. WINGATE: You'll approve it next week.

5 MR. DOWLING: Before the Board for approval  
6 at the next meeting.

7 CHAIRMAN JAUQUET: Oh, okay.

8 MR. DOWLING: Because this is a work  
9 session.

10 CHAIRMAN JAUQUET: Okay. So we strike that  
11 motion. Do we strike that motion, or do we --

12 MS. WINGATE: It could stay.

13 CHAIRMAN JAUQUET: Okay. All right. So

14 we're going to -- so next week we're going to do  
15 a -- make a motion to do what?

16 MS. WINGATE: To approve.

17 CHAIRMAN JAUQUET: To approve it?

18 MR. DOWLING: Yeah.

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

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

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

2 Are they here?

3 MR. SOMMER: Yes, I am.

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

9 MR. SOMMER: Yes, sir. First of all, my

10 name is Steve Sommer, I'm the co-owner of the  
11 property.

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

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

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

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

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1 MR. SOMMER: Could be a rental as well.

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

4 MR. SOMMER: Yes, sir.

5 MR. BURNS: It's hard for me to believe

6 that that's a single-family with as many  
7 bedrooms, and they're set out in a such a way  
8 with such a small central -- central living area.

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

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

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

23 MR. SOMMER: Yes, sir.

24 CHAIRMAN JAUQUET: For one family?

25 MR. DOWLING: Five bedrooms.

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1 CHAIRMAN JAUQUET: For a mother, father and

2 their own children?

3 MR. SOMMER: That's correct

4 CHAIRMAN JAUQUET: Is that what you're  
5 proposing?

6 MR. SOMMER: That is correct.

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

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

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

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

15 CHAIRMAN JAUQUET: So what's the total  
16 square footage of this?

17 MR. SOMMER: Total square footage is about  
18 2300 feet -- square feet.

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

21 MR. SOMMER: Yes, sir.

22 CHAIRMAN JAUQUET: All right. And  
23 materials, what, asphalt roof; what kind of  
24 siding?

25 MR. SOMMER: We're actually proposing a

1 gravel driveway, and either vinyl siding or  
2 HardiePlank to fit more with the -- with the  
3 nature of the Village.

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

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

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

11 MR. DOWLING: Grass? Okay.

12 MR. SOMMER: Yes.

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

16 MR. SOMMER: That's correct.

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

19 MS. WINGATE: For next week.

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

22 MR. DOWLING: Does the Building Department



23 have any issue with any of the plans, or anything  
24 like that, as far as you know?

25 MS. WINGATE: It fits within the zoning

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1 envelope, and that's about -- and it fits within  
2 the height requirements. It's got the parking  
3 that's required. So Building Department's okay  
4 with this.

5 MR. BURNS: I move we accept.

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

8 MS. WINGATE: This is just a --

9 CHAIRMAN JAUQUET: This is just a work  
10 session.

11 MS. WINGATE: Accept the application.

12 CHAIRMAN JAUQUET: Oh, we could do that?  
13 All right, go ahead.

14 MR. BURNS: I move we accept the  
15 application.

16 CHAIRMAN JAUQUET: Are we ready to do that?

17 MR. DOWLING: I would definitely accept the  
18 application, yes.

19 CHAIRMAN JAUQUET: Okay. I second the  
20 motion. All in favor?

21 MR. BENJAMIN: Aye.

22 MR. DOWLING: Aye.

23 CHAIRMAN JAUQUET: Aye.

24 MR. SOMMER: Very good. Thank you.

25 CHAIRMAN JAUQUET: Okay.

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1 MR. DOWLING: Thank you.

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

4 CHAIRMAN JAUQUET: Okay.

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

7 CHAIRMAN JAUQUET: Item #3 is a motion to  
8 accept an application for site plan review  
9 regarding the construction of a 48-seat  
10 restaurant in an existing store space located at  
11 122 Front Street; Block -- Section 4, Block 9,  
12 Lot 28.3.

13 And I think Dave Kapell is representing  
14 this one.

15 MR. KAPELL: Yes.

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

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

20 CHAIRMAN JAUQUET: Yeah, go ahead and do  
21 that.

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

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

3 MS. WINGATE: Yeah.

4 CHAIRMAN JAUQUET: You can just talk.

5 MR. KAPELL: I'm here with Cengiz Dogan,  
6 who's the principal of Moon Star Restaurant. And  
7 you may recall that you approved a site plan for  
8 Moon Star Cafe in the store across the courtyard  
9 from this proposal. We're now looking to expand  
10 the proposal to include a full service restaurant

11 on the other side of the courtyard. They'll be  
12 operated more or less in concert under the same  
13 organization.

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

18 MR. DOGAN: Mediterranean and American.

19 MR. KAPELL: Excuse me?

20 MR. DOGAN: Mediterranean and American.

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

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

25 MR. KAPELL: Yes.

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1 MR. DOWLING: -- cafe across the street?

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

4 MR. DOWLING: So, when this restaurant is  
5 open, will it utilize all the tables used by the  
6 previous approved place as well, or are those

7 going to be vacant when that other place is  
8 closed?

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

11 MR. DOWLING: Okay.

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

15 MR. KAPELL: Yes.

16 CHAIRMAN JAUQUET: Is that what you  
17 envision?

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

20 MR. DOGAN: Yes.

21 CHAIRMAN JAUQUET: Both sides, all spaces?

22 MR. DOGAN: Yes.

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

25 MR. DOWLING: A lot.

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1 CHAIRMAN JAUQUET: I did, too.

2 MR. KAPELL: I didn't bring my -- I didn't

3 bring the application.

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

6 MR. KAPPELL: I don't recall.

7 MR. DOGAN: It's 49.

8 MR. KAPPELL: Is it 49 on the other side?

9 MR. DOGAN: Are the same.

10 CHAIRMAN JAUQUET: Yeah, right with the --

11 MS. WINGATE: No.

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

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

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

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

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

25 CHAIRMAN JAUQUET: Right, right.

1           MR. KAPELL: They basically reconstructed  
2           the roof over the store. They've done a lot of  
3           work there.

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

6           MR. KAPELL: Yes.

7           CHAIRMAN JAUQUET: The new space?

8           MR. KAPELL: Yes.

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

14          MR. KAPELL: That continues to be the  
15          intention.

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

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

21          MR. DOWLING: Right.

22          MR. KAPELL: Yeah. How do you plan to  
23          handle the garbage?

24 MR. DOGAN: Something to cover is going to  
25 be right behind.

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

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

7 MR. DOWLING: I'm sorry?

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

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

12 MR. KAPELL: Where?

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

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

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

18 MR. KAPELL: Behind Ali's building?

19 MR. DOGAN: Yeah.



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

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

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

4 MR. KAPELL: You have to walk out --

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

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

9 CHAIRMAN JAUQUET: You got to walk through  
10 the --

11 MR. DOWLING: Front Street.

12 CHAIRMAN JAUQUET: Yeah. The garbage sort  
13 of presents a problem, but -- because that's what  
14 you said you were going to do in the other one,  
15 is --

16 MR. KAPELL: Same thing.

17 CHAIRMAN JAUQUET: -- keep it inside and  
18 cool.

19 MR. KAPELL: Cold storage, right.

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

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

23 CHAIRMAN JAUQUET: -- building for that?

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

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1 CHAIRMAN JAUQUET: Right.

2 MR. KAPELL: And also storage work room.

3 CHAIRMAN JAUQUET: Right.

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

6 MR. KAPELL: Yes.

7 MR. DOWLING: Okay.

8 MR. KAPELL: Yes.

9 MR. DOWLING: And for seating, I just  
10 wondered, I mean, now there's going to be a lot  
11 of seating back there. Is that all --

12 MS. WINGATE: I have to do the  
13 calculations, but it's all about 15 square feet  
14 per seat, and it's a net number.

15 MR. DOWLING: Okay.

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

18 MS. WINGATE: There is no kitchen.

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

22 CHAIRMAN JAUQUET: Oh, that was all  
23 prepared, that's right, yeah. So this is going  
24 to be -- so then what do you plan on serving?  
25 What -- you know, is it not -- it's not going to

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1 be a huge kitchen, but what's your -- to what  
2 extent are you going to prepare food from scratch  
3 to the table? Is it going to be semi-prepared  
4 before you get going on it, or is it --

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

7 CHAIRMAN JAUQUET: Just to give us an idea

8 of your menu and the depth of your presentation.

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

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

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

16 MR. DOGAN: I don't know.

17 MR. KAPELL: How would you measure that?

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

20 MR. KAPELL: By the number of seats.

21 MR. BURNS: He goes through a lot.

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

25 MR. KAPELL: Yes, two entrances.

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

3 MR. KAPELL: Yes.

4 CHAIRMAN JAUQUET: The other one is  
5 really --

6 MR. KAPELL: Service.

7 CHAIRMAN JAUQUET: Service, yeah. All  
8 right.

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

14 MR. KAPELL: Sure.

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

17 MR. KAPELL: Yes.

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

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

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

24 MR. DOWLING: And I think we definitely  
25 need a -- you have to make sure that we're not

1 going to have too many seats for this space.

2 MS. WINGATE: I will do that.

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

8 MS. WINGATE: (Nodded yes.)

9 MR. DOWLING: I would assume, because --

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

14 MR. DOGAN: Yeah.

15 MR. KAPELL: One here and two here.

16 MR. DOGAN: Yes.

17 MR. KAPELL: Yeah.

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

19 MR. DOWLING: Yup.

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

23 MR. DOWLING: Correct.

24 CHAIRMAN JAUQUET: Is that --

25 MR. DOWLING: The cafe.

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1 MR. KAPPELL: My understanding is they  
2 intend to merge these two operations.

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

6 MR. KAPPELL: Well, no. If the -- uh-huh,  
7 yeah. So they --

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

10 MR. KAPPELL: We don't intend to close one.  
11 My understanding is --

12 CHAIRMAN JAUQUET: Yeah.

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

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

20 MR. KAPPELL: Right.

21 MR. DOWLING: Yeah.

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

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

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1 be --

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

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

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

6 MR. BURNS: Okay.

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

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

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

15 CHAIRMAN JAUQUET: That makes sense. And  
16 you're not going to apply for liquor for the



17 other spaces, if that how it goes?

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

21 CHAIRMAN JAUQUET: You'd need it.

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

24 CHAIRMAN JAUQUET: It's a lot of area.

25 MR. KAPELL: It is a lot.

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

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

4 CHAIRMAN JAUQUET: It is, yeah.

5 MR. KAPELL: Yeah.

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

8 MR. KAPELL: That's the problem.

9 CHAIRMAN JAUQUET: You know, maybe if  
10 there's a -- you know, a destination there that,  
11 you know, you make something of it, then, you  
12 know, it will happen.

13 MR. KAPELL: Attracts some business.

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

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

18 CHAIRMAN JAUQUET: Yeah, yeah.

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

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

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1 CHAIRMAN JAUQUET: Is the cafe --

2 MR. DOWLING: Make it cleaner --

3 MR. KAPELL: Right.

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

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

8 CHAIRMAN JAUQUET: So, is the -- are the

9 two new spaces going to be Moon Star?

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

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

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

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

20 MR. KAPELL: No, no, no.

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

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

25 MR. DOWLING: Yeah. Okay.

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1 CHAIRMAN JAUQUET: But, you know, you could  
2 find out later that the Moon Star, original Moon  
3 Star Cafe space goes dead while the other side is  
4 really active.

5 MR. KAPPELL: Hopping.

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

9 MR. KAPPELL: On the right, yeah.

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

12 MR. KAPPELL: Thank you.

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

16 MR. KAPPELL: To maintain both at the same  
17 time.

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

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

23 CHAIRMAN JAUQUET: Why don't we just accept  
24 the application with your condition to see what  
25 they come up with? I don't know.

1 MR. KAPELL: We'd like to keep the process  
2 moving, rather than wait another month.

3 CHAIRMAN JAUQUET: I think so, too.

4 MR. DOWLING: Okay.

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

8 MR. DOWLING: Yeah.

9 MR. KAPELL: We'll provide that.

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

12 MR. DOWLING: Okay.

13 CHAIRMAN JAUQUET: All right.

14 MR. DOWLING: Motion to accept the  
15 application.

16 CHAIRMAN JAUQUET: I second. All in favor?

17 MR. BENJAMIN: Aye.

18 MR. DOWLING: Aye.

19 CHAIRMAN JAUQUET: Aye. Okay.

20 MR. KAPELL: Thank you very much.

21 CHAIRMAN JAUQUET: Thanks.

22 All right. Item 4 is to -- is a motion to  
23 accept an application for site plan review for  
24 300-308 Main Street. This project consists of  
25 the rehabilitation and renovation of the

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1 restaurant located within Sterling Square, and a  
2 renovation of the second floor to a five-unit  
3 inn.

4 We looked at this in December. Hi.

5 MR. PELTON: Hi. How are you?

6 CHAIRMAN JAUQUET: Good.

7 MR. PELTON: Good. I'm excited to be back.

8 CHAIRMAN JAUQUET: Well, good.

9 MR. PELTON: We were here in November.

10 CHAIRMAN JAUQUET: Right.

11 MR. PELTON: And I think that we presented  
12 a pretty comprehensive site plan.

13 CHAIRMAN JAUQUET: Right.

14 MR. PELTON: We're here -- I think it's a  
15 motion for acceptance of the application, and  
16 we're excited to move forward with it. So I'm  
17 happy to address any questions or concerns. If  
18 you would like me to speak more about it, or  
19 where we are with it, I'm happy to do so.

20 CHAIRMAN JAUQUET: I guess what I was  
21 wondering about was just the facade treatments.

22 You know, you've got some paint and clapboard  
23 here with the brick. I don't know if this brick  
24 is still -- is there extant now. But I was just  
25 wondering what you had in mind in terms of the

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1 painted clapboard and --

2 MR. PELTON: My plan was to either have  
3 painted clapboard or shingles.

4 CHAIRMAN JAUQUET: Okay.

5 MR. PELTON: Wood shingles or wood  
6 clapboard.

7 CHAIRMAN JAUQUET: Right, okay. Both of  
8 which, I guess -- both of which, I guess, goes  
9 with this building style.

10 MR. PELTON: Exactly, and it goes with the  
11 rest of the square.

12 CHAIRMAN JAUQUET: The building can adapt  
13 to that.

14 MR. PELTON: Absolutely. The existing  
15 stucco doesn't seem to make much sense to me, and  
16 it's cracked, and I think that it's falling off.

17 CHAIRMAN JAUQUET: Is that what's on there

18 now?

19 MR. PELTON: Exactly.

20 CHAIRMAN JAUQUET: So that comes off?

21 MR. PELTON: That comes off.

22 CHAIRMAN JAUQUET: Down to the board?

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

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1 building.

2 MR. BROWN: Secure things.

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

5 CHAIRMAN JAUQUET: Yeah.

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

13 MR. BROWN: There are some significant



14 structural issues over the bar area of the  
15 restaurant, if you're familiar with it, and what  
16 we're hoping is to -- if it's feasible, to  
17 separate out an application to the Building  
18 Department for structural repairs to the building  
19 while this process with the Planning Board  
20 continues for the use upstairs. It's work that  
21 would have to be done in any case, whether or not  
22 there was something going on upstairs.

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

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

3 MR. DOWLING: Structural stuff.

4 CHAIRMAN JAUQUET: Get going on the  
5 structural --

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

8 CHAIRMAN JAUQUET: Yeah, no.

9 MR. PELTON: I want to keep you informed.

10 But it's an investment that we need to do to  
11 maintain the building. I need to do it either  
12 way and --

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

17 MS. WINGATE: (Nodded yes.)

18 CHAIRMAN JAUQUET: Okay. What do we do?

19 MR. DOWLING: The structural work.

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

21 CHAIRMAN JAUQUET: We can't?

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

25 CHAIRMAN JAUQUET: Yeah, but the building

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1 may be falling down.

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

3 CHAIRMAN JAUQUET: Okay.

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

5 MR. BURNS: They're addressing that.

6 MR. PROKOP: Is it a building permit that  
7 they --

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

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

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

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

22 CHAIRMAN JAUQUET: What is it?

23 MR. BROWN: Replacing a major beam and a  
24 number of floor joists for the second floor,  
25 which are essential, the ceiling joists for the

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1 kitchen.

2 MR. PROKOP: But that doesn't have anything  
3 to do with the use.

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

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

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

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

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

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

17 MS. WINGATE: Because they're in process.

18 CHAIRMAN JAUQUET: They're in process,  
19 okay.

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

23 MR. DOWLING: Right.

24 MS. WINGATE: It has to do with securing  
25 the integrity of the building.

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1 MR. DOWLING: Right, understood. But we  
2 don't --

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

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

7 CHAIRMAN JAUQUET: You're just telling us.

8 MR. PELTON: Exactly.

9 MR. DOWLING: No problem.

10 CHAIRMAN JAUQUET: We don't need to act.

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

13 CHAIRMAN JAUQUET: Okay.

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

16 CHAIRMAN JAUQUET: Right.

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

22 CHAIRMAN JAUQUET: Right, yeah.

23 MR. PELTON: -- because we want to make the  
24 season.

25 MR. BROWN: We've had a structural engineer

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1 evaluate and prepare plans for the structural  
2 work --

3 CHAIRMAN JAUQUET: Well, that's good.

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

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

7 (Laughter)

8 MR. PELTON: Flashing neon.

9 MR. DOWLING: Canary yellow?

10 MR. PELTON: Flashing neon.

11 CHAIRMAN JAUQUET: I guess that can change.

12 MR. DOWLING: The oldie, traditional canary  
13 yellow?

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

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

18 CHAIRMAN JAUQUET: Yeah.

19 MR. DOWLING: Okay, good.

20 MR. BROWN: And those are just conceptual.

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

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

25 CHAIRMAN JAUQUET: It's okay.

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

5 CHAIRMAN JAUQUET: Yeah, yeah.

6 MR. DOWLING: So I think it's -- getting  
7 rid of that stucco siding is going to be  
8 wonderful.

9 MR. PELTON: Yeah. I think that getting  
10 rid of the awning is going to be enormous.

11 CHAIRMAN JAUQUET: Yeah.

12 MR. PELTON: And that the drawing that  
13 you're looking at --

14 CHAIRMAN JAUQUET: This one.

15 MR. PELTON: Just I think we're now  
16 intending to remove the entire awning structure  
17 and to put a trellis.

18 MR. BROWN: Replace it with a pergola.

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

23 CHAIRMAN JAUQUET: Yeah, because the awning  
24 always made it dark and not inviting.

25 MR. DOWLING: Right.

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1 MR. PELTON: Exactly. And that's --

2 CHAIRMAN JAUQUET: That's my reaction.

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

6 CHAIRMAN JAUQUET: I know, I know.

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

9 MR. PELTON: Yeah. If anybody knows of a  
10 school or church, or anyone --



11 CHAIRMAN JAUQUET: Oh, right.

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

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

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

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

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

24 CHAIRMAN JAUQUET: Yeah.

25 MR. BURNS: -- concerning the restaurant?

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

5 MS. WINGATE: It's not at Building  
6 Department level.

7 MR. DOWLING: Okay.

8 MS. WINGATE: It's purely planning --

9 MR. DOWLING: Conceptual, okay.

10 MS. WINGATE: -- and conceptual right now.

11 I did -- I was in the building today to look at

12 the rotten beam, and it's definitely time to

13 start work on the building just to keep it

14 standing.

15 CHAIRMAN JAUQUET: And the seating that is

16 under the awning basically stays there, because

17 that's one of the big draws to --

18 MR. PELTON: Exactly. We anticipate

19 putting a little bar space up around the tree,

20 the beech tree.

21 CHAIRMAN JAUQUET: Oh, I see there, yeah.

22 MR. DOWLING: For the inn part of it, is

23 there a -- because I'm not familiar with this, is

24 there any kind of a size of an inn where you have

25 to start needing elevators, since all the rooms

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1 are on the second floor?

2 MR. BROWN: No, the code does not require

3 elevators; we've explored that.

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

6 MR. DOWLING: Okay.

7 CHAIRMAN JAUQUET: Is it an issue, you  
8 think?

9 MR. BROWN: No.

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

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

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

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

24 CHAIRMAN JAUQUET: Well, that's good. I  
25 don't know, it looks great to me.

1 MR. DOWLING: Yeah. I think it's going to  
2 be an improvement to the neighborhood.

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

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

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

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

12 CHAIRMAN JAUQUET: Oh, that's the -- I got  
13 you.

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

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

20 MR. BROWN: There is a small area upstairs.

21 CHAIRMAN JAUQUET: That's upstairs. All  
22 right. So you're going to do that downstairs,  
23 too, aren't you? I mean, there's not going to be

24 some --

25 MR. PELTON: You know, I would anticipate

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1 that people would come to the bar area.

2 CHAIRMAN JAUQUET: And ask.

3 MR. PELTON: Yeah.

4 MR. BROWN: And be directed.

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

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

9 MR. PELTON: Absolutely.

10 CHAIRMAN JAUQUET: Yeah. All right.  
11 Anything else?

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

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

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

19 MR. BURNS: Second.

20 CHAIRMAN JAUQUET: All in favor?  
21 MR. BENJAMIN: Aye.  
22 MR. DOWLING: Aye.  
23 CHAIRMAN JAUQUET: Aye.  
24 MR. BROWN: Thank you very much.  
25 MR. PELTON: Thank you.

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1 CHAIRMAN JAUQUET: Thank you. Thank you  
2 for coming in.  
3 MR. DOWLING: Yeah, thanks. Make it look  
4 nice, because you have to look at it all the  
5 time, don't you?  
6 MR. PELTON: Yes.  
7 MR. BROWN: Absolutely, right out my  
8 window.  
9 MR. PELTON: I don't know if it's Rob.  
10 It's Amy that's more --  
11 MR. BROWN: No, right across from my desk.  
12 CHAIRMAN JAUQUET: Working over there in  
13 the restaurant?  
14 Okay. Item #5 is a -- Item 5 is a motion  
15 to accept a use evaluation for store space

16 located at 110 Front Street. The applicant,  
17 Rita Winkler, intends to relocate her business,  
18 Vines & Branches, to this location. It's Section  
19 4, Block 9, Lot 28.2. And this is an existing  
20 store, and I think everything is in place.

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

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

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

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1 carpentry.

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

5 MR. BURNS: And signs.

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

9 MR. DOWLING: Yeah.

10 CHAIRMAN JAUQUET: Something to do on the  
11 inside there.

12 MR. DOWLING: Did she say she's going to  
13 try to make it for the next meeting?

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

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

18 MS. WINGATE: Yes.

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

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

22 CHAIRMAN JAUQUET: Yeah.

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

25 CHAIRMAN JAUQUET: Anything, Ben?

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1 MR. BURNS: No.

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

5 MR. BURNS: Second.

6 CHAIRMAN JAUQUET: All in favor?



7 MR. BENJAMIN: Aye.

8 MR. DOWLING: Aye.

9 CHAIRMAN JAUQUET: Aye.

10 Number 6 is a motion to accept an  
11 application for site plan review for 119 Main  
12 Street. The property owner/applicant is Mark  
13 La --

14 MR. LAMAINA: LaMaina.

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

20 MR. LAMAINA: These are just updated.

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

23 MR. LAMAINA: The annotation for the  
24 dumpster, the dumpster is not right behind the  
25 building.

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1 CHAIRMAN JAUQUET: Oh, okay.

2 MR. LAMAINA: And there's a small bar

3 section.

4 CHAIRMAN JAUQUET: But that dumpster is not  
5 on your property? Or maybe it is.

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

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

10 MR. DOWLING: No. He leases the spot.

11 CHAIRMAN JAUQUET: Right, I know.

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

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

17 MR. LAMAINA: We already have an agreement.

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

22 MR. LAMAINA: I have no idea.

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

25 MR. LAMAINA: Pretty much taking half of

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

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

15 MR. LAMAINA: Through the back door.

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

18 MR. LAMAINA: They do go in.

19 CHAIRMAN JAUQUET: They're supposed to --

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

22 CHAIRMAN JAUQUET: Okay. And I guess the  
23 number of seats is --

24 MR. LAMAINA: It's actually exaggerated on  
25 those drawings. We're shooting for 50 total. I

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1 counted 60. She went a little chair happy on the  
2 right side.

3 CHAIRMAN JAUQUET: Is that still within  
4 their --

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

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

10 MS. WINGATE: (Nodded yes.)

11 CHAIRMAN JAUQUET: Okay.

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

14 CHAIRMAN JAUQUET: Okay.

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

17 MR. LAMAINA: Yup.

18 MR. PROKOP: Okay.

19 CHAIRMAN JAUQUET: Yeah.

20 MR. DOWLING: And your doors.

21 MR. LAMAINA: Yeah, fix the doors.

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

25 MR. LAMAINA: Those doors actually open

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1 out. Those are wrong as well.

2 CHAIRMAN JAUQUET: No, the front doors.

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

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

7 MR. LAMAINA: Yeah.

8 CHAIRMAN JAUQUET: Two separate front  
9 doors?

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

14 MS. WINGATE: He has to have that door.

15 CHAIRMAN JAUQUET: Oh, they do, yeah?

16 MS. WINGATE: (Nodded yes.)

17 CHAIRMAN JAUQUET: Okay. Just the way it's  
18 configured, he needs to have that much  
19 door-opening space, right?

20 MS. WINGATE: (Nodded yes.)

21 CHAIRMAN JAUQUET: Okay. So you're going  
22 to redo the facade, aren't you?

23 MR. LAMAINA: Yeah.

24 CHAIRMAN JAUQUET: So you should show us  
25 that, because that's what --

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1 MR. LAMAINA: We're just going to clean it

up.

2 CHAIRMAN JAUQUET: But are the signs going  
3 to extend across?

4 MR. LAMAINA: I'm not having anymore  
5 signage, I've had enough signage.

6 (Laughter)

7 MR. BURNS: We could get some more  
8 electricity down there to you.

9 MR. LAMAINA: Yeah.

10 (Laughter)

11 MR. BURNS: The rear exit --

12 CHAIRMAN JAUQUET: But you can put a  
13 Lucharito sign on the other space, if you wanted  
to.

14 MR. LAMAINA: At some point down the line.

15 MS. WINGATE: Stop.

16 (Laughter)

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

19 MR. DOWLING: We're thinking neon.

20 (Laughter)

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

24 MR. LAMAINA: Probably not.

25 CHAIRMAN JAUQUET: Anymore?

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

4 CHAIRMAN JAUQUET: So it's not working?

5 MR. LAMAINA: I mean, it works, but the  
6 customers sit out there and they have to run back

7 and forth. It's not feasible for my staff.

8 CHAIRMAN JAUQUET: Yeah.

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

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

13 CHAIRMAN JAUQUET: If you want them.

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

16 MR. LAMAINA: On the drawing? Okay.

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

20 MR. LAMAINA: Okay.

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

24 MR. LAMAINA: I'll see Ed.

25 MR. DOWLING: Yeah, exactly.

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1 CHAIRMAN JAUQUET: And so, you know, you've  
2 got them on the existing. I mean, you don't have



3           them on the existing, but they're out there  
4           physically, so put what you intend. I guess  
5           that's just one in front of each window, right?

6           MR. LAMAINA: Yeah.

7           CHAIRMAN JAUQUET: One table and chair set.  
8           So does anything happen up top?

9           MR. LAMAINA: It's an apartment.

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

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

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

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

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

1 kitchen door as an exit door.

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

4 MR. LAMAINA: It's the --

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

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

8 CHAIRMAN JAUQUET: Over there, that one.

9 MR. LAMAINA: Right on the drawing.

10 CHAIRMAN JAUQUET: Thanks. All right. So --

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

13 MR. LAMAINA: Yeah.

14 CHAIRMAN JAUQUET: Yeah.

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

16 I just want to note, and maybe run it by  
17 you guys, I spoke to Marilyn Corwin and she spoke  
18 to her father, and in my dream world, I would  
19 love to get my garbage off of Claudio property.  
20 She invited me to use the space behind White's  
21 for my garbage and my cardboard dumpsters. I  
22 don't know if that's something to run by you  
23 guys. I made a note of it on the third page of

24 the packet I gave you. I mean, currently, we get  
25 garbage pickup twice a week; in season, three

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1 times a week; cardboard pickup, once time, once a  
2 week. After the expansion, I forecasted garbage  
3 three times per week; in season, four to five  
4 times per week, probably; cardboard pickup, two  
5 times a week. I spoke with North Fork Sanitation  
6 and they said whatever they need to do to make it  
7 happen, it will happen.

8 CHAIRMAN JAUQUET: So what does that mean?  
9 If you store it behind Whites, then you have  
10 to --

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

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

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

17 CHAIRMAN JAUQUET: To take bags and tied up  
18 cardboard.

19 MR. LAMAINA: Just trolly 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.

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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.

16 MR. LAMAINA: I'm going to take those  
17 awnings down.

18 CHAIRMAN JAUQUET: Yeah. I was just  
19 wondering about, you know, cleaning it up a  
20 little.

21 MR. LAMAINA: Yeah.

22 CHAIRMAN JAUQUET: I know that the  
23 construction paper on the inside is ugly, but  
24 that goes away.

25 MR. LAMAINA: Yeah.

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1 CHAIRMAN JAUQUET: But what -- you know,  
2 the shingles on the bottom, below the windows,  
3 all of that paint stays the same paint color, all  
4 that?

5 MR. LAMAINA: Yeah, the same paint color.

6 CHAIRMAN JAUQUET: Okay. Doors, are you  
7 going to paint.

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

10 CHAIRMAN JAUQUET: Same color. All right.  
11 Are we ready?

12 MR. DOWLING: Yeah.

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

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

19 MS. WINGATE: It's a conditional use.

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

22 CHAIRMAN JAUQUET: Okay.

23 MR. PROKOP: If I'm not mistaken.

24 MS. WINGATE: Yes.

25 CHAIRMAN JAUQUET: Okay. So this is a

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1 motion to accept an application for a site plan  
2 review with a public hearing. All in favor?

3 MR. BURNS: Aye.

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

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

8 to get it on.

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

11 MR. DOWLING: What does the public hearing  
12 entail?

13 CHAIRMAN JAUQUET: -- in our motion?

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

18 MR. DOWLING: Okay.

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

22 MR. DOWLING: Okay.

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

25 CHAIRMAN JAUQUET: Okay.

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

4 that's possible.

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

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

10 MR. BURNS: Second.

11 CHAIRMAN JAUQUET: All in favor?

12 MR. BENJAMIN: Aye.

13 MR. DOWLING: Aye.

14 CHAIRMAN JAUQUET: Aye.

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

17 MR. DOWLING: Yeah.

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

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

22 CHAIRMAN JAUQUET: Right, right.

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

25 CHAIRMAN JAUQUET: Okay. All right.



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

8 MR. BROWN: Hello again.

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

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

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

22 Paul had been dialoguing and had email  
23 correspondence with the gentleman from the  
24 Village. Let me give you his name.

25

MR. BROWN: Paul Pallas.

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1

MS. SIEGEL: Paul J. P-A-L-L-A-S, P.E.

2

He's the Greenport Village Administrator. And

3

they've had back-and-forth emails with one

4

another with regard to the fact that he was going

5

to get an extension of time to do the pumpout,

6

and do it in connection with this building that

7

he's putting up. And I can read to you the

8

emails, if you'd like.

9

MR. DOWLING: The biggest problem we have

10

here with this is that, I guess in the past, he

11

said he was going to put a pumpout facility and

12

never did. So we want to make sure that he's

13

held to the fire on this and that he will put in

14

a pumpout facility, because we don't want to have

15

this all go through and he's like, "Oh, you know,

16

I didn't get to it yet." So --

17

MS. SIEGEL: Okay. Well, to be honest with

18

you, it's my understanding that Paul himself was

19

not aware of the fact that this was a

20

requirement, but now it is. I see that it was

21 noted on the back of the CAC recommendations. It  
22 actually was kind of an obscure condition,  
23 because it's hard to even know what it means, in  
24 essence, because it says -- their recommendation  
25 read, "Applicant represents the installation of a

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

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

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

16 MR. BROWN: Yes.

17 MS. MARTIN: Yes.

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

25 MS. MARTIN: Once he has --

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

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

5 CHAIRMAN JAUQUET: Right.

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

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

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

12 CHAIRMAN JAUQUET: Right.

13 MR. BROWN: -- is the bathroom and washing  
14 machine.

15 CHAIRMAN JAUQUET: I understand.

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

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

20 MR. BROWN: No.

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

25 CHAIRMAN JAUQUET: Right, right.

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

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

7 MS. WINGATE: He could fill out an  
8 application and pay the fee.

9 CHAIRMAN JAUQUET: Okay. Can he do -- we'd  
10 like him to do that.

11 MS. MARTIN: Yeah.

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

14 MS. MARTIN: Yes, we can submit that.

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

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

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

20 (Laughter)

21 MR. BROWN: Much.

22 MS. MARTIN: Much.

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

25 MS. WINGATE: Connect.

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1 CHAIRMAN JAUQUET: To connect to the sewer.  
2 Okay.

3 MS. WINGATE: To install a sewer line to  
4 the property.

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

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

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

15          CHAIRMAN JAUQUET: Right.

16          MS. MARTIN: -- the previous --

17          MR. DOWLING: From 2012.

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

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

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

1 MR. DOWLING: Yeah.

2 CHAIRMAN JAUQUET: Yeah.

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

6 MS. MARTIN: Right.

7 MR. BROWN: Yes.

8 MS. MARTIN: Okay? Thank you.

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

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

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

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

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

22 CHAIRMAN JAUQUET: There's a platform.

23 MR. BROWN: Base platform, thank you, that  
24 the structure sits on that, but some of that  
25 platform is taken up by stairs to get up to the



1 roof, that roof deck, so the building itself is a  
2 smaller mass.

3 CHAIRMAN JAUQUET: Are those stairs  
4 exterior?

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

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

12 MR. DOWLING: Unobtainium.

13 CHAIRMAN JAUQUET: Unobtainium.

14 MR. BROWN: Stucco.

15 CHAIRMAN JAUQUET: Stucco.

16 MR. BROWN: No. Seriously, either --

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

21 MR. BROWN: Well, we're thinking a

22 clapboard, perhaps Hardie Board, and something --

23 CHAIRMAN JAUQUET: Does Hardie Board end up  
24 being shiplap?

25 MR. BROWN: Yes. It looks just like

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1 clapboard.

2 CHAIRMAN JAUQUET: Yeah, okay.

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

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

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

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

14 MR. BROWN: Exactly.

15 MR. DOWLING: Basically, the lifeline type  
16 setup.

17 MR. BROWN: Yes.

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

21 MR. BROWN: To my knowledge.

22 MR. DOWLING: Okay. Is the pumpout  
23 facility going to be just for boats that are  
24 docked at the marina, or is it going to be  
25 available for something like a transient boat

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1 wants to come in and get a pumpout service? Is  
2 it really just primarily for the boats at the  
3 marina?

4 MS. SIEGEL: Primarily the boats at the  
5 marina.

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

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

9 MS. SIEGEL: No.

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

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

12 MR. DOWLING: Yeah, okay.

13 MR. BROWN: As is the building. That's the

14 whole purpose of it.

15 CHAIRMAN JAUQUET: Yeah.

16 MR. DOWLING: Okay.

17 CHAIRMAN JAUQUET: So the stairway on  
18 the -- let's see. I don't know what direction  
19 I'm facing here.

20 MR. DOWLING: You're facing north.

21 CHAIRMAN JAUQUET: The stairway that goes  
22 up to the second, you don't see that from the  
23 street, do you?

24 MR. BROWN: No, you don't.

25 CHAIRMAN JAUQUET: The one that accesses

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1 the deck.

2 MR. BROWN: Well, it turns the corner, so  
3 you see--

4 CHAIRMAN JAUQUET: You see just --

5 MR. BROWN: The top portion of it, the top  
6 flight of it. I'll come forward and point it out  
7 to you.

8 CHAIRMAN JAUQUET: Yeah, why don't you?  
9 Why don't you? I'll just -- I'm just looking at

10 the --

11 MR. BROWN: Yeah, it's easier on this plan  
12 where -- no that's not it. Thank you. From  
13 the --

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

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

19 CHAIRMAN JAUQUET: Oh, right, right.

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

22 CHAIRMAN JAUQUET: Right.

23 MR. BROWN: And then out this door to a  
24 small balcony. And then the stair going up on  
25 the water side, turns the corner, and a little

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1 bit of it comes up towards the street.

2 CHAIRMAN JAUQUET: I see that.

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

5 CHAIRMAN JAUQUET: To the roof deck. I was

6 wondering if there's room to do any landscaping  
7 in front of the pillars between the parking  
8 spaces, but I don't think there's enough room for  
9 that.

10 MR. BROWN: No.

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

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

15 CHAIRMAN JAUQUET: Of the street.

16 MR. BROWN: Of the street.

17 CHAIRMAN JAUQUET: The street.

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

21 CHAIRMAN JAUQUET: Yeah.

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

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1 MS. WINGATE: I don't know.

2 MR. BROWN: It's a gravel driveway, so it's  
3 pervious to anything that falls on it.

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

9 CHAIRMAN JAUQUET: But are there laws about  
10 that?

11 MR. DOWLING: Yes.

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

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

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

19 MR. DOWLING: Okay.

20 MR. PROKOP: How large is the site?

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

23 MR. PROKOP: That's it? Okay.

24 MR. BROWN: Yeah.

25 CHAIRMAN JAUQUET: Yeah.

1 MR. BROWN: Sixteen.

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

5 MR. BROWN: Yes.

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

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

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

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

19 CHAIRMAN JAUQUET: Yeah, I know.

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

21 CHAIRMAN JAUQUET: Yeah. So there's gravel  
22 on top and then dirt below it?



23 MR. BROWN: Yes.

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

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

3 CHAIRMAN JAUQUET: Yeah.

4 MR. BROWN: Cars have been parking there  
5 forever.

6 CHAIRMAN JAUQUET: I know.

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

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

12 MR. DOWLING: Park somewhere else.

13 CHAIRMAN JAUQUET: We may ban cars.

14 Is there a sign somewhere that he's going  
15 to incorporate somewhere in the facade treatment?  
16 He can do that, right, he can have a sign?

17 MS. WINGATE: I think he has --

18 MS. MARTIN: There's a post there. They

19 could have -- they're posted on the plans.

20 CHAIRMAN JAUQUET: I'm just wondering if he  
21 wants -- if he's going to want that.

22 MS. MARTIN: I don't know.

23 CHAIRMAN JAUQUET: You should ask him.

24 MS. MARTIN: Okay.

25 CHAIRMAN JAUQUET: You know.

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

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

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

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

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

12 MR. BROWN: And cars are parking there now.

13 CHAIRMAN JAUQUET: Yeah. I guess -- I  
14 don't know. I don't think there's a requirement.

15 I don't know if there's requirements for  
16 landscaping.

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

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

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

25 CHAIRMAN JAUQUET: Yeah, right. And the

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1 windows are just sort of a casement; is that what  
2 they're going to be?

3 MR. BROWN: Yes, exactly.

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

6 MR. BROWN: No.

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

9 MR. BROWN: Yes.

10 CHAIRMAN JAUQUET: And this is -- is this

11 changeable, the number of windows that you're  
12 going to see from the street, or you think this  
13 is your -- this is the plan we're going to get?  
14 Is that fungible?

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

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

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

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

25 MR. BROWN: He's looking for some wall, you

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1 know, because he wants all glass on the water  
2 side. He needs some wall for --

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

5 Okay. So we're ready to accept this  
6 motion?

7 MR. DOWLING: Uh-huh.

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

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

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

14 MR. DOWLING: Yeah.

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

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

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

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

25 MR. DOWLING: Yeah, okay.

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1 CHAIRMAN JAUQUET: Okay. All right. So  
2 this is a motion to accept the new site plan

3 application for the new structure located at  
4 Sterling Street Osprey Zone Marina under the  
5 condition that a permit for connection to the  
6 sewer system for the handling of waste is pulled  
7 prior to -- prior to what? That it's done --

8 MR. DOWLING: Approval.

9 CHAIRMAN JAUQUET: Prior to approval of the  
10 plans?

11 MS. WINGATE: We could tie it in.

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

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

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

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

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

1 sewer system is pulled and paid for prior to a  
2 building permit being issued. Do I have a  
3 second?

4 MR. BURNS: Second.

5 MR. DOWLING: Second.

6 CHAIRMAN JAUQUET: All in favor?

7 MR. BENJAMIN: Aye.

8 MR. DOWLING: Aye.

9 CHAIRMAN JAUQUET: Aye.

10 MR. BROWN: Thank you very much.

11 CHAIRMAN JAUQUET: You're welcome. Thank  
you.

12 MR. DOWLING: Thanks.

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

15 MR. BROWN: I'm sorry?

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

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

20 CHAIRMAN JAUQUET: Let's see. Number 8, if  
21 time permits, is a possible continued discussion  
22 on an application for a use evaluation at 414  
23 First Street; Section 4, Block 7, Lot 5.

24 Is anyone here to talk about that? Hi.

25 MR. KARLIN: I'm Phil Karlin. I'm the

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1 owner of the North Fork Smoked Fish Company.

2 CHAIRMAN JAUQUET: Hi.

3 MR. KARLIN: How are you?

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

5 MR. KARLIN: Good.

6 CHAIRMAN JAUQUET: Good.

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

14 With that permit going to the Zoning Board,  
15 we've decided that we're going to open retail,  
16 because that's what the Zoning Board wanted to  
17 see, is a retail operation. So what we'd like to  
18 do is just amend our application to add retail to  
19 it, which would be the whole front room and the



20 walk-in, and a portion of the back area, because  
21 at that point, our manufacturing will not just be  
22 for wholesale, but for our --

23 CHAIRMAN JAUQUET: Retail prep.

24 MR. KARLIN: Retail prep.

25 CHAIRMAN JAUQUET: Of any sort.

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1 MR. KARLIN: On premises, and also green  
2 market, farmers market and --

3 CHAIRMAN JAUQUET: Okay. So you're going  
4 to explain all that in your application, so we  
5 can see it in writing.

6 MR. DOWLING: Just understand that it's  
7 80/20, those are the magic numbers. You have  
8 to -- 80% of that space has to be dedicated to  
9 retail.

10 MR. KARLIN: Well, at this point now, with  
11 our front door open, it would be, yeah, because  
12 most of that back space for cutting, and brining,  
13 and smoking the fish for retail in there, I mean,  
14 it probably is already without it being  
15 physically retail, but --

16 CHAIRMAN JAUQUET: You should -- you know,  
17 when you're drawing your drawing, you should mark  
18 it 80/20, you know.

19 MR. KARLIN: Okay.

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

22 MR. KARLIN: Okay.

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

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

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1 thing.

2 CHAIRMAN JAUQUET: Yeah.

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

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

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

9 CHAIRMAN JAUQUET: Right, right. So does  
10 that mean you're going to have an employee there?  
11 Is it going to be you, and what --

12 MR. KARLIN: I already have -- I already  
13 have an employee, it's myself and one person.

14 CHAIRMAN JAUQUET: When did that person  
15 come on?

16 MR. KARLIN: Well, not even really  
17 full-time right now.

18 CHAIRMAN JAUQUET: Yeah.

19 MR. KARLIN: But back in May, I guess.

20 CHAIRMAN JAUQUET: But the business needed  
21 someone.

22 MR. KARLIN: Yeah.

23 CHAIRMAN JAUQUET: The way it's developed.

24 MR. KARLIN: Yeah.

25 CHAIRMAN JAUQUET: Right. Well, that's

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1 good.

2 MR. KARLIN: Someone besides my son, you  
3 know, one of my sons. So --

4 CHAIRMAN JAUQUET: And what sort of hours  
5 are you thinking?

6 MR. KARLIN: Probably, you know, maybe like  
7 ten to seven, something like that.

8 CHAIRMAN JAUQUET: And how many days a  
9 week?

10 MR. KARLIN: Seven.

11 CHAIRMAN JAUQUET: Seven.

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

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

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1 But if it's 20% of the wholesale space, then it  
2 goes into, you know, some other fraction that I  
3 would need one of my kids to point out to me.

4 (Laughter)

5 MR. PROKOP: But it would be, you know, 20%  
6 and -- 20% of the other part, you know, the 20,  
7 so --

8 CHAIRMAN JAUQUET: Oh.

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

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

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

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

23 MR. DOWLING: Uh-huh.

24 CHAIRMAN JAUQUET: So --

25 MR. DOWLING: Because, I mean, right now,

1 the way it stands, I mean, you --

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

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

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

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

21 MR. KARLIN: Sure.

22 CHAIRMAN JAUQUET: Even though it's sort of  
23 broken up. But to have one less store there  
24 makes the master plan zoning ineffectual. So

25 that's why --

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1 MR. KARLIN: Well, for us, it works.

2 CHAIRMAN JAUQUET: Yeah. Well --

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

5 CHAIRMAN JAUQUET: Yeah, yeah.

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

8 CHAIRMAN JAUQUET: I know, I know.

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

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

19 MR. KARLIN: Right.

20 CHAIRMAN JAUQUET: So it builds on itself.

21 MR. KARLIN: Sure, sure.  
22 CHAIRMAN JAUQUET: So people do come.  
23 MR. KARLIN: Sure.  
24 CHAIRMAN JAUQUET: So --  
25 MR. DOWLING: Is this -- just a question,

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1 because we have this letter here saying that --  
2 is Alice's Fish Market going to be part of the  
3 retail there, or is it just you?

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

7 CHAIRMAN JAUQUET: So that would be fresh  
8 fish?

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

16 CHAIRMAN JAUQUET: Well, there should be a



17 fish store in downtown Greenport, in the  
18 downtown.

19 MR. KARLIN: Right.

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

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

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

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

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

8 CHAIRMAN JAUQUET: So what's the sign --

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

12 MRS. PHILLIPS: No. Actually, it's -- just

13 to clarify it, it's a joint venture between the  
14 two companies, where it actually will be sharing  
15 of employees between both companies. So it's a  
16 joint venture between us. It's not independent,  
17 two separate businesses, it's a joint venture  
18 between us in the same space.

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

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

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

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

3 CHAIRMAN JAUQUET: So --

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

7 CHAIRMAN JAUQUET: I mean, you can afford  
8 to pay an employee to be in the --

9 MR. KARLIN: We would do that jointly.

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

12 MR. KARLIN: No.

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

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

19 MR. DOWLING: I would assume.

20 CHAIRMAN JAUQUET: A new application to  
21 the --

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

25 MR. PROKOP: It's almost like --

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1 CHAIRMAN JAUQUET: Do we start over with  
2 this?

3 MR. PROKOP: You're asking me?

4 CHAIRMAN JAUQUET: Yeah.

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

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

23           And so like, for instance, you know, it  
24          says, you know, what can be sold there. You  
25          know, it's -- if you have a production facility,

1           you're supposed to be selling your goods at the  
2           space, you know, and then a couple of other rules  
3           like that.

4           MR. KARLIN: Right.

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

9           MR. KARLIN: No, I understand.

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

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

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

22          CHAIRMAN JAUQUET: Well, I think we're  
23          going to be looking at all those wishes. But if  
24          you have a new plan for the footprint of that  
25          building that's based on the code, and shows --

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1 and then you describe what you're actually going  
2 to be doing with Alice's and yours, and where  
3 the -- you know, where the production is and  
4 where the retail sales cold counters are, you  
5 know, the refrigerated cases and where the sales  
6 counter and the cash register are going to be.

7 MR. KARLIN: Well, I did basically --

8 CHAIRMAN JAUQUET: If you're going to have  
9 table and chairs in there, like they do over at  
10 Charlie's, if there's anything like that.

11 MR. KARLIN: No it's take-out.

12 MRS. PHILLIPS: No, no.

13 CHAIRMAN JAUQUET: Okay.

14 MR. KARLIN: Just a take-out a situation,  
15 no --

16 CHAIRMAN JAUQUET: Right. Okay, right. I  
17 know I'm going overboard.

18 MR. KARLIN: Right. Well, I gave a  
19 drawing, several drawings of -- copies of what  
20 the front room would look like.

21 CHAIRMAN JAUQUET: But that's what we need,

22 is how you're going to put the retail  
23 accoutrements in there.

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

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

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

16 CHAIRMAN JAUQUET: Right, yeah.

17 MR. KARLIN: I said, "Okay, the zoning

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

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

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



14 It's just that that --

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

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

21 MR. PROKOP: And then, you know, the  
22 problem -- excuse me, I don't want to use the  
23 word problem, but you have to help us along. You  
24 know, you have to help yourself, because the  
25 drawings that you sent in, I mean, I spent a lot

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1 of time yesterday and today looking at them.  
2 Honestly, I didn't even know what they mean in  
3 terms of -- I mean, this is what I mean by  
4 reading the language, because, you know, to look  
5 at that, I don't know how we could decide -- the  
6 Board has to decide if you meet this 80/20 -- I'm  
7 sorry, the 20% rule. And, you know, we can't sit  
8 here with rulers and try to -- and then, you  
9 know, it wasn't at the level that we could really

10 figure that out, you know.

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

18 MR. KARLIN: Okay.

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

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

25 MR. DOWLING: So if, say, Alice's Fish

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1 Market is taking 50% off, now you're taking 20%  
2 of your 50% for your wholesale manufacturing.

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

5 CHAIRMAN JAUQUET: Right.

6 MR. DOWLING: You got to --

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

9 CHAIRMAN JAUQUET: Right.

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

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

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

16 MR. KARLIN: Yes, it does.

17 MR. DOWLING: Well --

18 MR. KARLIN: Yes, it does.

19 MR. DOWLING: It's all computer.

20 CHAIRMAN JAUQUET: Okay.

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

23 CHAIRMAN JAUQUET: But it sounds as  
24 though --

25 MR. KARLIN: Plus production, to make the

1 product to be shipped out. So it does take up a  
2 certain amount of the floor space.

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

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

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

11 MR. KARLIN: Uh-huh.

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

1 steel cases and a cold looking spot, then --

2 MR. KARLIN: Right.

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

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

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

11 MR. KARLIN: Right.

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

14 MR. KARLIN: Right.

15 CHAIRMAN JAUQUET: You got to get people,  
16 you know, warm bodies in there. And, you know,  
17 right now, I don't have a big problem with being  
18 open. A lot of stores shut down in the  
19 wintertime. You know, we don't require people to  
20 keep their store windows decorated, like they do  
21 in East Hampton and other places.

22                   So, you know, I'm -- you know, and the  
23                   other thing, I'd like this to get resolved, you  
24                   know, in the next couple of meetings.

25                   MR. KARLIN: Yeah, I would, too.

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

4                   MR. KARLIN: Right, of course.

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

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

10                  MR. KARLIN: I realize.

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

14                  MR. KARLIN: I realize.

15                  CHAIRMAN JAUQUET: You know.

16                  MR. KARLIN: And I make my living doing  
17                  this. I have no place else to operate. I know

18 that you've been lenient in letting me continue  
19 to operate while we work through this proces.

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

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

5 MR. KARLIN: It does have a cement  
6 platform.

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

10 MR. DOWLING: Yes.

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

13 MRS. PHILLIPS: I thought it was.

14 CHAIRMAN JAUQUET: I don't know --

15 MRS. PHILLIPS: In all honesty --

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

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

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

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

24 CHAIRMAN JAUQUET: I know, I know.

25 MR. DOWLING: And we're getting -- most of

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1 our criticism we're getting is that --

2 CHAIRMAN JAUQUET: I know.

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

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

6 MR. DOWLING: Correct.

7 MR. PROKOP: So two things that I want to  
8 say. One is I think that the -- what I was  
9 saying before about the lot, I mean, I think



10 that -- the same way that we -- a new business on  
11 a lot has to give a, you know, site plan, talk  
12 about parking, if it's on the same property,  
13 which I think that we figured out that this is.  
14 You know, I think that that's going to have to be  
15 addressed. But I think that, you know,  
16 basically, you should require a presentation at  
17 the next meeting.

18 CHAIRMAN JAUQUET: Well, that's what I'm  
19 getting at.

20 MR. PROKOP: Just to keep this moving  
21 along.

22 CHAIRMAN JAUQUET: You know, we should be  
23 talking from meeting to meeting now. And I think  
24 your presentation, you should put it together as  
25 best you can, and go to the Building Department

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1 and make sure that another set of eyes look at  
2 it --

3 MR. KARLIN: Okay.

4 CHAIRMAN JAUQUET: -- with these concerns  
5 in mind.

6 MR. KARLIN: My original drawings did have  
7 all kinds of stuff in it --

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

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

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

14 MR. KARLIN: That was in a different  
15 situation.

16 CHAIRMAN JAUQUET: Yeah, I know.

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

23 MR. PROKOP: I think you're right.

24 MR. DOWLING: Because it --

25 CHAIRMAN JAUQUET: Well, that's what we're

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1 saying. I mean, you still have the old

2 application you can work off of.

3 MR. KARLIN: Right.

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

6 MR. DOWLING: If it is complete.

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

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

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

20 MR. KARLIN: Okay.

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

24 MR. KARLIN: Okay. All right.

25 CHAIRMAN JAUQUET: So --

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1 MR. DOWLING: But on the site plan, you  
2 have to have everything, what's inside, what's  
3 outside, parking, everything.

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

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

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

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

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

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

19 (Laughter)

20 MR. KARLIN: Doesn't it? If you think it's  
21 hard to sell it, you should try going out an  
22 catch it for a living.

23                   CHAIRMAN JAUQUET: The Village needs a fish  
24                   store downtown. I don't get it. You know, at  
25                   least you've got smoked fish. Maybe we can get

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1                   fresh fish, too.

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

4                   CHAIRMAN JAUQUET: I mean, gees.

5                   MR. KARLIN: Yeah.

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

10                  MR. KARLIN: Right.

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

15                  CHAIRMAN JAUQUET: Yeah, but I don't --  
16                  it's not our purview to shut you down. Someone  
17                  else has to do -- you know, somebody has to file  
18                  a complaint to shut you down.

19 MR. DOWLING: Not exactly.

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

24 MR. KARLIN: I see that.

25 CHAIRMAN JAUQUET: Which we don't want to

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1 do, but we need action. We need action.

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

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

8 MR. KARLIN: Okay.

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

11 MR. KARLIN: Okay.

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

14 MR. KARLIN: Just know that we're not

15 looking to really build any permanent structures  
16 or anything like that, or change anything.

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

18 MR. KARLIN: Yeah.

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

21 MR. KARLIN: Yeah.

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

25 MR. KARLIN: Phil.

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

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

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

8 MR. PROKOP: I mean, it would be better to  
9 keep it to a minimum, the number of people that  
10 are dealing with this, but we're all available to

11 -- you know, once again, I mean, I'm sorry to  
12 belabor this, but, I mean, right now, it's not a  
13 legal use of the property. I mean, that's -- and  
14 that's been pointed out to us all the time by  
15 people not on the Board. And, you know, it's  
16 your burden -- you know, not burden, I want to  
17 use a legal word, but, you know, you have to show  
18 the Board Members that, you know, you meet this  
19 rule and that we can move ahead.

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

23 CHAIRMAN JAUQUET: Right, that's what this  
24 whole discussion was about.

25 MR. KARLIN: I'm looking to amend the

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1 original plan.

2 MR. PROKOP: Good.

3 MR. KARLIN: And get this thing open.

4 MR. PROKOP: But, you know, there's a lot  
5 of -- you have a lot at stake here, and, you  
6 know, you should treat it that way --



7 MR. KARLIN: No doubt, I do.

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

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

14 CHAIRMAN JAUQUET: What else do you do?  
15 What else do you do?

16 MR. KARLIN: I smoke a lot of fish.

17 CHAIRMAN JAUQUET: Do you have another job?  
18 Do you have --

19 MR. KARLIN: No, no.

20 CHAIRMAN JAUQUET: That's what you do?

21 MR. KARLIN: This is my business, yeah.

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

24 MR. KARLIN: Yes.

25 CHAIRMAN JAUQUET: Yeah?

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1 MR. PROKOP: But, see, you just said it,  
2 really. I mean, we're not judging you based

3 on -- we're not reviewing how you spoke fish,  
4 we're reviewing plans, right?

5 MR. KARLIN: No, I understand.

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

9 MR. KARLIN: Right.

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

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

15 MR. BURNS: Okay?

16 CHAIRMAN JAUQUET: All right.

17 MR. KARLIN: Okay.

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

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

21 CHAIRMAN JAUQUET: Okay. So a motion to  
22 schedule the next regular session for February  
23 5th. Do I have a second?

24 MR. DOWLING: Second.

25 CHAIRMAN JAUQUET: All in favor?

1 MR. BENJAMIN: Aye.

2 MR. DOWLING: Aye.

3 CHAIRMAN JAUQUET: Aye.

4 Motion to adjourn.

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

8 CHAIRMAN JAUQUET: Okay.

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

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

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

15 CHAIRMAN JAUQUET: Okay.

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

19 CHAIRMAN JAUQUET: Right. Okay.

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

22 CHAIRMAN JAUQUET: Okay.

23 MR. DOWLING: You'll be missed.

24 MR. BURNS: It depends on the weather.  
25 We're going to Florida.

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1 MR. KARLIN: Thank you, gentlemen.

2 MR. BURNS: Thank you.

3 CHAIRMAN JAUQUET: Thanks for coming in.

4 Nice to meet you, too.

5 MR. KARLIN: Nice to meet you as well.

6 CHAIRMAN JAUQUET: Motion to adjourn. Do I  
7 have a second?

8 MR. BURNS: Second.

9 CHAIRMAN JAUQUET: All in favor

10 MR. BENJAMIN: Aye.

11 MR. DOWLING: Aye.

12 CHAIRMAN JAUQUET: Aye.

13 (Whereupon, the meeting was adjourned at  
14 6:43 p.m.)

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19



16 interested in the outcome of this matter.

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

19

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22

\_\_\_\_\_  
Lucia Braaten

23

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