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VILLAGE OF GREENPORT

3

PLANNING BOARD

4

WORK SESSION

5

February 27, 2014

6

5:00 p.m.

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Meeting held at the Greenport Firehouse

10

236 Third Street, Greenport, New York 11944

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Appearances:

14

Peter Jauquet - Chairman

15

Pat Mundus

16

Ben Burns

17

Devin McMahon

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Chris Dowling (Not Present)

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David Abatelli - Village Administrator

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1 (Whereupon, the meeting was called to  
2 order at 5:07 p.m.)

3 CHAIRMAN JAUQUET: So we're going to  
4 start the meeting. It's the February 27th,  
5 2014 work session for the Planning Board.

6 Item #1 is a continued discussion on an  
7 application submitted by James Olinkiewicz,  
8 owner of 510 Madison Avenue and 407 Kaplan  
9 Avenue to provide a shared driveway on 510  
10 Madison Avenue for access to three parking  
11 spots on 407 Kaplan Avenue for the 407 Kaplan  
12 Avenue residents. A final survey has been  
13 submitted for review. And this is Section  
14 #1001-4-1-9.

15 And the -- do you want to start? Okay.  
16 Because I have a couple of things to say based

17 on what Eileen said to me, so go ahead. All  
18 right, Jim, go ahead.

19 MR. OLINKIEWICZ: How are you? James  
20 Olinkiewicz, 510 Madison Avenue and 407 Kaplan  
21 Avenue. How is everybody this evening?

22 MS. MUNDUS: Good.

23 MR. OLINKIEWICZ: I'm here, but I  
24 thought this was laid to rest two months ago,  
25 but I have had a couple of issues that had

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1 came up that I guess caused it to be fueled  
2 again.

3 So it started, I guess, in December or  
4 January, end of December, beginning of  
5 January, when there was eight or ten inches of  
6 snow, and I told all my tenants that when it  
7 snows, you cannot park on the road, you have  
8 to go and park on the property. And I guess a  
9 couple of my tenants at 510 Madison Avenue  
10 decided to take their car off the road and  
11 park it on the front yard, which everybody  
12 went up in arms about and everything else.

13 And as soon as I heard about it, I went down  
14 and I talked to the tenants and said, "You  
15 can't to that, you have to park in the  
16 driveway, in the allotted spots, or in the  
17 back of the building."

18 But that a couple of persistent  
19 neighbors who continue to push this point and  
20 make it, as I feel, a scapegoat of me, that if  
21 anybody else in the Village of Greenport parks  
22 on their front lawn, they don't come down and  
23 get thrown in front of the Planning Board and  
24 whisked away if any of the tenants do it by  
25 accident or not.

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1 So I addressed it, and my attorney was  
2 here last month and spoke about how to prevent  
3 that. We'll put some kind of little fence  
4 barrier from the original parking that was  
5 approved by the Planning Board a year ago,  
6 when I built the original Madison Avenue  
7 house, and that I would take some kind of

8 precaution to prevent it from happening again.  
9 Whether we put in a little tiny garden fence  
10 along the edge of the driveway, or we put in  
11 boulders every five feet so nobody could pull  
12 there, that would be a little bit more  
13 appetizing than fencing the place in like  
14 Stalag 17.

15 I'm trying to do what's right here. We  
16 haven't -- we put one parking spot on that  
17 front property when we discussed it a year  
18 ago, was in case that there was an elderly  
19 person, or a handicapped person, or somebody  
20 else that was renting the front apartment that  
21 didn't have to walk all the way from the back.  
22 And so that's why we put that one front  
23 parking spot there.

24 Now, right now, the handicapped person  
25 who was supposed to rent at that time did not,

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1 they changed their mind. But I don't know  
2 that down the line there's going to be a  
3 handicapped person in there or not, but it

4 would be nice to have that spot and that  
5 ability that the person would pull right up by  
6 the front door to get in and out.

7 So it's been thrown up to me about  
8 whether to pull that one extra spot out and  
9 put another one in the back to appease  
10 everybody. And just for one snowfall and one  
11 stupid parking snafu by my tenants, to sit  
12 there and reinvent the wheel that we've gone  
13 through for a year seems almost ludicrous.

14 And I don't mean to be cranky to the  
15 Board, but it's like I've been dragged through  
16 the ringer in that area, and stomped on and  
17 beaten on on every turn I take trying to  
18 improve that whole area and everything else,  
19 and so it gets frustrating.

20 So I'm here again, still trying to get  
21 my CO. I have a temporary CO, but I'm still  
22 trying to get my CO so I can close my bank  
23 loan, so I can get my financing finished, and  
24 I can continue, and it's cost me another two  
25 months of my time. So --

1           CHAIRMAN JAUQUET: Well, the only other  
2           discussion I had since that time was with  
3           Eileen in her office, and she was suggesting  
4           that there was some discussion between you and  
5           she about putting that space in the back and  
6           making four in the back.

7           MR. OLINKIEWICZ: There is four in the  
8           back now. There's enough room for four cars  
9           back there. It's not shown on the survey.

10          CHAIRMAN JAUQUET: Well, there's just  
11          three spaces, yeah.

12          MR. OLINKIEWICZ: Right. It only shows  
13          on the survey three, but we made it big enough  
14          for four when we --

15          CHAIRMAN JAUQUET: Are there actually  
16          four there now?

17          MR. OLINKIEWICZ: There are. There's  
18          enough space for four cars to park in the  
19          back.

20          CHAIRMAN JAUQUET: But there aren't four  
21          that are striped, or whatever?

22 MR. OLINKIEWICZ: No. No, because you  
23 don't want us -- you don't want us to use  
24 blacktop, you want us to use pervious  
25 material. So we can't stripe anything,

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1 because it just rolls away when you drive on  
2 it.

3 CHAIRMAN JAUQUET: I don't know what --

4 MS. MUNDUS: It should be in the record  
5 that we had and Mr. Olinkiewicz has come up  
6 with several different parking plans. And we  
7 really worked on this thing, and we all  
8 thought that we had a solution that worked for  
9 everybody. What we didn't count on, that one  
10 car that is -- people were sending us emails,  
11 "See, we told you," and, you know, we had to  
12 respond to that, because they came to the  
13 meeting.

14 MR. OLINKIEWICZ: Of course.

15 MS. MUNDUS: And a lot of people did  
16 park on the grass in the snow --

17 MR. OLINKIEWICZ: Right.

18 MS. MUNDUS: -- because they're trying  
19 to do the right thing, please you, and to get  
20 off the street for the snow plow. But it  
21 seems like we could do a better job of  
22 engineering the possibilities that tenants can  
23 take when you're not there.

24 MR. OLINKIEWICZ: Right.

25 MS. MUNDUS: I mean, that's what we're

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1 trying do, is please everybody and make a  
2 usable thing for everybody.

3 CHAIRMAN JAUQUET: I liked --

4 MR. OLINKIEWICZ: That's why I'm very,  
5 very open to putting a little fence, or  
6 putting boulders, or doing something and  
7 planting --

8 CHAIRMAN JAUQUET: You know, when I --  
9 without knowing the history, and just looking  
10 at the Village in general, my druthers are to  
11 get rid of the parking in the front, I mean,  
12 and put it all in the back, and keep the front

13 yards front yards, and not have a parking  
14 space in the front yard.

15 MR. OLINKIEWICZ: Right.

16 CHAIRMAN JAUQUET: I know that, you  
17 know, there's the handicapped thing, but, you  
18 know, that -- I don't know. How many times  
19 did that ever come up with all of your  
20 buildings?

21 MR. OLINKIEWICZ: I have it at two right  
22 now.

23 CHAIRMAN JAUQUET: In the front?

24 MR. OLINKIEWICZ: I have it at two --  
25 one I have, and it's actually a slight issue.

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1 I have one over on 221 Fifth Avenue that I  
2 believe is handicapped; has a hard time  
3 parking in the driveway, walking around the  
4 building, up the stairs, onto the deck and all  
5 the way into the house.

6 CHAIRMAN JAUQUET: Yeah.

7 MR. OLINKIEWICZ: So sometimes she parks  
8 on the road and works her way in that way, but

9           that it's an issue and -- it's an issue for  
10          her. And then one has it --

11                 CHAIRMAN JAUQUET: Because, I mean,  
12          the --

13                 MR. OLINKIEWICZ: One has a handicapped  
14          child that just is not an adult.

15                 CHAIRMAN JAUQUET: Because, you know,  
16          then after talked to Eileen, I thought, you  
17          know, why just take the -- put that fourth  
18          parking space in the back and keep the front  
19          yard a front yard, and, you know --

20                 MR. OLINKIEWICZ: And my only fear with  
21          that is it will become an issue. If I do rent  
22          it to somebody who's elderly or handicapped  
23          that then pulls over onto the front yard and  
24          doesn't go into the parking lot, we're going  
25          to have everybody down here screaming in two

1          years about that somebody's parked just off  
2          the driveway in the front yard, even though  
3          they can't walk to get into the house, because

4           they don't care.

5           MS. MUNDUS: Can't some railroad ties or  
6           some kind of --

7           MR. OLINKIEWICZ: Sure. We can just  
8           border it with something that's --

9           MS. MUNDUS: A small, little bulkhead  
10          that --

11          MR. OLINKIEWICZ: Sure.

12          MS. MUNDUS: -- can't be shoved off.  
13          You know, it's more a suggestion than it is a  
14          barrier, from a design point of view.

15          CHAIRMAN JAUQUET: Because what I'm  
16          thinking is that, you know, if this -- if this  
17          kind of thing comes up in the future, my  
18          opinion is going to be to not allow front  
19          parking on these little single-family homes,  
20          on these little lots in the Village, you know.

21          MR. OLINKIEWICZ: We should have  
22          probably, in hindsight, looked at having both  
23          accesses to the buildings in the back.

24          CHAIRMAN JAUQUET: That's what the  
25          problem is with this, yeah.

1 MR. OLINKIEWICZ: Separate accesses for  
2 the downstairs apartment in the back.

3 CHAIRMAN JAUQUET: Yeah, yeah.

4 MR. OLINKIEWICZ: But we're trying to  
5 keep them separate and having separate  
6 entrances on both sides of the house, so  
7 people aren't complaining about, "Your stuff's  
8 on my stuff." We went that route.

9 CHAIRMAN JAUQUET: I guess maybe what we  
10 should do is just, you know, go back to the  
11 idea of putting up a -- getting the boulders,  
12 or getting something that they can't drive  
13 through and call it a day.

14 MR. OLINKIEWICZ: Right. They're not  
15 going to drive over rocks two foot in diameter  
16 every five feet and that's it.

17 CHAIRMAN JAUQUET: Yeah, do rocks or  
18 something that the car can't -- that will stop  
19 a car, yeah.

20 MS. MUNDUS: Because I did go over  
21 the -- I mean, once I got the email, I went  
22 over there. Every time I went to RBS, I went

23 that way so I could look at it. That one  
24 white car was parked there and he didn't move,  
25 because it snowed and there were tire tracks.

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1 There were no tire tracks from that car. He  
2 kind of like went in there and it was  
3 haphazard, and it did look like --

4 MR. OLINKIEWICZ: That's the one guy  
5 that went away for a month.

6 MS. MUNDUS: Right, and that's  
7 exactly -- that probably had so much --

8 MR. OLINKIEWICZ: He went home for a  
9 visit and then came -- went back to his  
10 country, visited, and then came back and it's  
11 like, "Your car."

12 CHAIRMAN JAUQUET: So, Dave --

13 MS. MUNDUS: So that's why we had so  
14 much feedback from the public, because it went  
15 on for a long time, and they said we weren't  
16 doing anything, and, you know, it just  
17 escalated, as you pointed out.

18                   CHAIRMAN JAUQUET: So, Dave, what do we  
19 do if we want to ask Jim to put up the  
20 barriers, keep the space in front, and what do  
21 we do now? This is just a work session, so --

22                   MR. ABATELLI: Yeah. So, at this point,  
23 if you guys get all kind of on the same page  
24 then between this week and next week, Peter,  
25 basically you would kind of connect with

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1 Eileen, and probably even with the Attorney,  
2 to maybe draw up a final --

3                   CHAIRMAN JAUQUET: Wording of what we  
4 want there?

5                   MR. ABATELLI: Wording of a resolution  
6 which can be either very -- you know, you guys  
7 can figure out the degree of specificity, like  
8 whether you actually want to say boulders or  
9 this, but you could say something, like a  
10 permanent --

11                   MR. OLINKIEWICZ: Boulders would be  
12 easier.

13                   CHAIRMAN JAUQUET: Well, what do you

14 want to put there?

15 MR. OLINKIEWICZ: We could put the rocks  
16 there right now. We can't dig a fence now,  
17 because everything is frozen two to ten inches  
18 deep, and we can't put railroad ties in  
19 because everything is frozen. So, if they  
20 wanted immediate satisfaction --

21 CHAIRMAN JAUQUET: Well, I mean, give  
22 them the -- no. Give them the long-term, you  
23 know, summer, you know, just that -- not that  
24 things are frozen right now, but, you know,  
25 what --

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1 MR. OLINKIEWICZ: Railroad ties somebody  
2 could always drive over.

3 CHAIRMAN JAUQUET: Yeah, that's what I  
4 say.

5 MR. OLINKIEWICZ: So, I mean, they  
6 can --

7 CHAIRMAN JAUQUET: Rocks might be more  
8 pleasing to look it.

9 MR. OLINKIEWICZ: The rocks, yeah, it's  
10 only going to be three or four. It's only 14  
11 foot from the hedge to the, you know --

12 CHAIRMAN JAUQUET: How do you get those  
13 in there? You got to take a backhoe to bring  
14 them in, or do you --

15 MR. OLINKIEWICZ: What was that? No. I  
16 have one of my machines. Just load it in the  
17 back of the truck and we'll back up the dump  
18 truck and just push them off where we need  
19 them.

20 CHAIRMAN JAUQUET: And then roll them  
21 into place.

22 MR. OLINKIEWICZ: That's it, so it's not  
23 that big a deal. We can do in a couple of  
24 hours.

25 CHAIRMAN JAUQUET: So, should we add --

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1 should we be specific, boulders to prevent  
2 cars from overriding the space, something like  
3 that?

4 MR. OLINKIEWICZ: Anything that will

5           tear the chassis out.

6           MR. ABATELLI: I think you can. I think  
7           you could always -- without being dramatic, I  
8           mean, you could always come back a year or two  
9           from now and say, "I want it switched from the  
10          boulders to a fence."

11          CHAIRMAN JAUQUET: All right. So --

12          MR. ABATELLI: And that could just be,  
13          you know, one, two, three. If we're being  
14          very specific, if the neighbors are going to  
15          say, you know, "Is it there," the wrong size  
16          boulder.

17          CHAIRMAN JAUQUET: Okay. So do you guys  
18          think that's okay.

19          MS. BURNS: That sounds fine.

20          CHAIRMAN JAUQUET: We'll just -- I'll  
21          think of a sentence to put in here for the  
22          motion.

23          MR. BURNS: I'd be tempted to leave it  
24          open to Jim to put something there.

25          MS. MUNDUS: Effective.

1 CHAIRMAN JAUQUET: Something effective,  
2 boulders maybe.

3 MR. OLINKIEWICZ: Yeah, something that  
4 will prevent someone from parking on the lawn.

5 CHAIRMAN JAUQUET: Yeah. So let's see.  
6 So that -- then, possibly, we'll make a motion  
7 to accept that change, and that will be it,  
8 and that will be next week.

9 MR. ABATELLI: So you would have to deal  
10 with that space, because the one space that's  
11 in the front is in the approved plan now. So,  
12 if you decide you don't want to allow that  
13 over to the side space, if you want to remove  
14 that and move that to the back, you'd have to --

15 MS. MUNDUS: No, I don't think we should  
16 do that.

17 CHAIRMAN JAUQUET: I don't think we want  
18 that at this point.

19 MS. MUNDUS: Jim needs to close on this.  
20 And, you know, if we start moving places that  
21 have already been approved, we can just cordon  
22 off so that that one place doesn't turn into

23 somebody --

24 MR. OLINKIEWICZ: Five spots, right.

25 MS. MUNDUS: -- a kin-ball in the middle

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1 of their yard, it will be all right.

2 CHAIRMAN JAUQUET: You know, I'm just  
3 thinking, you know, the discussion, from my  
4 point of view, and I don't know if you guys  
5 agree with it, I don't like the idea of having  
6 little narrow lots taken up with a parking  
7 space. But going forward, not using this -- I  
8 don't want to use this as a precedent. Going  
9 forward, you know, the idea is to make these  
10 parking spaces be in the back when there's  
11 more than the usual, you know, two-family  
12 house, you know.

13 MR. MC MAHON: Well, I think, if the  
14 parking space has been approved in the  
15 front --

16 CHAIRMAN JAUQUET: Yeah.

17 MR. MC MAHON: -- and it was put there  
18 because there was possibly going to be

19           handicapped tenant.

20                   CHAIRMAN JAUQUET:  Yeah.

21                   MR. MC MAHON:  If it's been approved, if  
22           it's in the plan, leave it there.

23                   CHAIRMAN JAUQUET:  Yeah.

24                   MR. MC MAHON:  And then, if there's --  
25           at the moment, you don't need to use it.

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1           Right now, you have tenants who are  
2           able-bodied and they can all park in the back.  
3           Put a boulder up or something temporary that  
4           can be taken out again without changing the  
5           plans.  So you don't need any approval to, you  
6           know, then remove it a year from now if you  
7           get a tenant who needs the space.

8                   I mean, generally, I don't really want  
9           parking on front lawns either.

10                   CHAIRMAN JAUQUET:  Yeah, I understand.

11                   MR. MC MAHON:  But if there's a  
12           handicapped tenant, then that's one of the  
13           situations where I think you might want to

14 make an exception. But, otherwise --

15 CHAIRMAN JAUQUET: And I just want to  
16 bring that up just for future other  
17 applicants, that the idea is not to have front  
18 parking. And maybe that was already always  
19 the case and this was a special case.

20 MR. ABATELLI: I think it generally is.  
21 They're just trying to --

22 CHAIRMAN JAUQUET: Okay, fine. Yeah,  
23 so -- okay. So we'll --

24 MR. OLINKIEWICZ: So we're going to rock  
25 off the edge and call that good?

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1 MS. MUNDUS: Just so that you know, we  
2 did discuss this again once before, and you  
3 nor your lawyer were here.

4 MR. OLINKIEWICZ: Yeah. No, I was --

5 MS. MUNDUS: So we lost a month in  
6 translation because you weren't here either,  
7 so --

8 MR. OLINKIEWICZ: I was in South Beach,  
9 so I decided I wasn't coming back.

10 MS. MUNDUS: You weren't thinking about  
11 boulders. But, anyway, just to let you know,  
12 I mean, we have been trying to get this, you  
13 know --

14 MR. OLINKIEWICZ: No I understand that.  
15 I just --

16 MS. MUNDUS: -- concluded here, so.

17 CHAIRMAN JAUQUET: Okay. So then I have  
18 to go to Eileen and --

19 MR. ABATELLI: Yeah, just to  
20 communicate --

21 CHAIRMAN JAUQUET: Communicate that  
22 we're going to --

23 MR. ABATELLI: -- what you guys want to  
24 and through the Attorney.

25 CHAIRMAN JAUQUET: A motion to accept

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1 with -- accept -- basically accept with some  
2 sort of barrier that will -- okay. So that --  
3 so the next thing --

4 MR. OLINKIEWICZ: And the next one we

5 get to we'll know and we'll have this figured  
6 out by the next one.

7 CHAIRMAN JAUQUET: Yeah, yeah.

8 MR. BURNS: Jim congratulations. I was  
9 on the Board for eight years fussing with  
10 Kaplan. To lay it to rest would be really  
11 nice.

12 MR. OLINKIEWICZ: It would be nice just  
13 to close it out. I don't think it will ever  
14 be closed out, because I have a couple of  
15 neighbors who are adamant against anything  
16 ever happening there, but, hopefully, they can  
17 get some peace and I could have some peace,  
18 but we'll see. Life rolls on with whatever  
19 happens.

20 MS. MUNDUS: All you can do is just keep  
21 doing the right thing.

22 MR. OLINKIEWICZ: Trying to.

23 MS. MUNDUS: Just keep on.

24 MR. OLINKIEWICZ: Thank everybody for  
25 your time.

1 CHAIRMAN JAUQUET: Thanks.

2 MR. OLINKIEWICZ: Okay?

3 MS. MUNDUS: Thank you.

4 MR. OLINKIEWICZ: See you in a week?

5 CHAIRMAN JAUQUET: Yeah.

6 MR. OLINKIEWICZ: Okay.

7 MS. MUNDUS: Thank you.

8 MR. OLINKIEWICZ: Have a good night.

9 MR. BURNS: Good night.

10 CHAIRMAN JAUQUET: Bye.

11 Okay. The next is Item #2. Let's see.

12 We're going to table further action pending  
13 interpretation from the Village of Greenport  
14 Zoning Board of Appeals on an application  
15 submitted by Imran Qasim Khan, owner of Layyah  
16 Corp., requesting a use evaluation for the  
17 addition of a car service office/operation  
18 into the existing convenience store office.  
19 The store is located at 331 Front Street,  
20 Section 1001-6-2-17.

21 We're just going to --

22 MR. ABATELLI: Yeah. So, basically,  
23 we're just going to pass that by until --

24 CHAIRMAN JAUQUET: We're going to pass  
25 it.

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1 MR. ABATELLI: -- we hear from the  
2 Zoning Board --

3 CHAIRMAN JAUQUET: Zoning, ZBA, okay.

4 MR. ABATELLI: -- and makes their  
5 determination on what a car service is.

6 CHAIRMAN JAUQUET: Can we talk about  
7 this here a little bit now?

8 MR. ABATELLI: Yeah, you can talk.

9 CHAIRMAN JAUQUET: Do you guys have any  
10 further ideas about -- to have the taxi  
11 service, I guess?

12 MR. BURNS: I hope he can get it. I  
13 think we need it. It would be useful. How it  
14 will work on that site, I don't know.

15 CHAIRMAN JAUQUET: Yeah, I know, that's  
16 the thing. How do you predict how it's going  
17 to work? You know, we -- I mean, Greenport  
18 should have a taxi service. I don't want to

19 see junkie taxi vans and stuff, you know,  
20 on -- with flat tires and not being taken care  
21 of, sitting out there. That -- you know, and  
22 that's what those -- that's what happens, as  
23 far as I can predict, but --

24 MS. MUNDUS: It looks to me -- I mean, I  
25 feel the same way now that I felt the last

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1 time we talked about it.

2 In Section 150-9, which describes all  
3 the permitted uses of commercial retail,  
4 Section A, #5 is a service establishment,  
5 furnishing services other than of a personal  
6 nature. And a livery service, a taxi service,  
7 to me, seems like it fits under there as a  
8 permitted use, maybe, you know --

9 MR. ABATELLI: It could, yeah.

10 CHAIRMAN JAUQUET: It could, it could.

11 MS. MUNDUS: I mean, it has been  
12 requested that the Planning Board and the  
13 Zoning Board start dialoging more, and maybe  
14 we should -- I mean, that's my personal -- I

15 don't know how you guys feel about it, but it  
16 seems pretty clear to me.

17 MR. BURNS: It seems to fit.

18 CHAIRMAN JAUQUET: I think it seems like  
19 a very specific use in most zoning -- you  
20 know, in most zoning codes it's usually  
21 specified, but in Greenport's, it's not.

22 MR. ABATELLI: But I think if the Zoning  
23 Board looks at it that way and they accept  
24 that this -- you know, and I guess it's more  
25 of a function, which is more you guys, of the

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1 limited size. I mean, you can say. If the  
2 guy says, "I'm going to have two cars," you  
3 say, "Okay, we'll fit for two cars."

4 MS. MUNDUS: Well, that's where we were  
5 going, I think.

6 MR. ABATELLI: Yeah.

7 MS. MUNDUS: Except the Town -- the  
8 Village Attorney said that we couldn't even  
9 discuss it at all, no matter how many cars

10 there were, because he felt that it was not a  
11 permitted use because it wasn't explicitly  
12 listed as a livery.

13 MR. ABATELLI: But I think the Zoning  
14 Board, if they say that we feel this use would  
15 be appropriate, you know, however they're  
16 going to --

17 CHAIRMAN JAUQUET: Yeah.

18 MR. ABATELLI: -- make a determination,  
19 once they do that, then it comes back to you  
20 to then deal with the specifics of it.

21 CHAIRMAN JAUQUET: Right, like signs and  
22 how many cars.

23 MR. ABATELLI: How many cars.

24 CHAIRMAN JAUQUET: Okay, all right.

25 MR. ABATELLI: Or any of that kind of

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1 stuff. It's just -- you're just going to  
2 pause while the Zoning Board goes through  
3 their process.

4 CHAIRMAN JAUQUET: Okay. So ready for  
5 number -- Item 3? What is this? Discussion

6 of site plan for new addition at ELIH. Did  
7 you guys see the --

8 MR. MC MAHON: This is the first I've  
9 seen it.

10 MS. MUNDUS: Is there anybody from the  
11 hospital here?

12 MR. ABATELLI: No.

13 CHAIRMAN JAUQUET: No.

14 MR. ABATELLI: I mean, they were  
15 supposed to be, but I don't know.

16 MS. MUNDUS: Okay.

17 MR. ABATELLI: So if you want to just --  
18 whatever you want to do.

19 MS. MUNDUS: Did you get a copy of this?

20 CHAIRMAN JAUQUET: Yeah, I saw that. I  
21 mean, they want to put an addition on.

22 MR. ABATELLI: It does deal with --  
23 there are issues that came up, but without  
24 somebody here to explain that --

25 CHAIRMAN JAUQUET: Yeah, let's --

1           MR. ABATELLI: I mean, you could really  
2           put it to the regular meeting and allow them  
3           to come and talk at the regular meeting. I  
4           know they're not about to do this in the next  
5           two weeks.

6           CHAIRMAN JAUQUET: Okay. Well, let's  
7           pass on this until they --

8           MR. ABATELLI: Until they come to the  
9           regular meeting.

10          CHAIRMAN JAUQUET: Until they come in  
11          and say what they're going to do?

12          MS. MUNDUS: Yeah.

13          CHAIRMAN JAUQUET: So we'll have more  
14          information; does that sound okay?

15          MS. MUNDUS: Yeah.

16          MR. ABATELLI: But they still -- they  
17          will take parking spaces away, so the minimum  
18          you have to give them.

19          CHAIRMAN JAUQUET: Oh, I see.

20          MR. ABATELLI: They're going to be  
21          putting this on existing parking spaces, so  
22          that's the issue.

23          CHAIRMAN JAUQUET: Oh, that's the issue.

24 See, I didn't know that from looking at the  
25 plan.

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1 MR. ABATELLI: So that's certainly one  
2 question you're going to have to discuss.

3 CHAIRMAN JAUQUET: Okay. All right.  
4 Item #4, the owner of 34-36 Front Street is  
5 seeking a site plan modification to include  
6 the installation of fencing and a tent canopy  
7 in the rear yard for use as outdoor dining  
8 space/bar area. That's at --

9 MS. MUNDUS: Rhumblin.

10 CHAIRMAN JAUQUET: -- Rhumblin. It's  
11 1001-4-10-30. Are they hear?

12 MR. BURNS: Rhumblin's backyard.

13 CHAIRMAN JAUQUET: That's how we see it  
14 now.

15 So this is a discussion, and so we'll --  
16 go ahead and tell us about your plan.

17 MR. HASS: Okay.

18 CHAIRMAN JAUQUET: Thanks.

19 MR. HASS: My name is Terry Hass. I'm

20 the owner of Rhumblin. Just looking to put a  
21 service area in the back. So we're looking to  
22 tent it in. It's not going to be a permanent  
23 tent, it's there for I believe 180 days, and  
24 it will be collapsible. And that's really all  
25 we're doing. The fence is there already, but

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1 I do want to --

2 CHAIRMAN JAUQUET: I think it's  
3 enclosed. I walked by there. Isn't it sort  
4 of you can --

5 MR. HASS: Yeah.

6 CHAIRMAN JAUQUET: There's an opening in  
7 the fence from the parking sidewalk.

8 MR. HASS: Yeah. I'm going to work the  
9 doors a little bit better and make them a  
10 little more secure. You know, I got to come  
11 up with a different plan on the doors.

12 CHAIRMAN JAUQUET: The fence doors or  
13 the --

14 MR. HASS: The fence doors.

15 CHAIRMAN JAUQUET: Yeah, okay.

16 MR. HASS: But they're going to be open  
17 most of the day, and then there's going to be  
18 a security person there, you know, stationed  
19 there at night all the time.

20 CHAIRMAN JAUQUET: Oh, there is?

21 MR. HASS: Yeah.

22 CHAIRMAN JAUQUET: Why do you need that?

23 MR. HASS: That parking lot gets a  
24 little --

25 MS. MUNDUS: Rowdy.

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1 MR. HASS: Yeah, we have, you know, at  
2 night.

3 CHAIRMAN JAUQUET: Yeah, right, and you  
4 have equipment and stuff out there.

5 MR. HASS: So I'll have someone.

6 CHAIRMAN JAUQUET: You have, you know,  
7 goods, and services, and whatnot in that  
8 outdoor area.

9 MR. BURNS: Are you going to change the  
10 use of that area at all because of the tent?

11 MR. HASS: No, it's just going to be --

12 CHAIRMAN JAUQUET: So tell us, yeah,  
13 what you're actually going to do in the tented  
14 space, then. And that's going to be --

15 MR. HASS: It's going to be a total  
16 other serving area, so there will be a --  
17 there'll be a bar, and there'll be maybe like  
18 five tables that seat four, something like  
19 that, and, really, that's it. And we're going  
20 to be serving out of the back. The kitchen  
21 has two ways out, the front, you know, where  
22 we serve now, and the back. So that's really  
23 all it's for. So we're just looking to tent  
24 that and run the bar back there.

25 MR. MC MAHON: So is it roll-away bar?

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1 MR. HASS: It's not -- it's not a fixed  
2 bar, we can push it out of the way. I might  
3 be able to put the wheels underneath, which I  
4 might. It's from the Javits Center, I took  
5 the stainless bar from there, since, you know,

6 it's a sturdy good bar.

7 CHAIRMAN JAUQUET: So does that stay  
8 there for the 180 days?

9 MR. HASS: That can just stay out there.

10 CHAIRMAN JAUQUET: Restock it?

11 MR. HASS: I'm going to have to cover  
12 it. I'm going to cover it and roll it on the  
13 side and, you know, get rid of that.

14 CHAIRMAN JAUQUET: So do people come in  
15 to go into that space from the parking lot  
16 sidewalk end, or the north end of the lot?

17 MR. HASS: I'm going to be only until  
18 about eight or nine o'clock in the evening,  
19 then I shut the doors, and then there's a  
20 security guard back there that let's people  
21 out, but not in.

22 CHAIRMAN JAUQUET: What does that mean?  
23 Why do you do it that way?

24 MR. HASS: That way I can't get stray  
25 people coming in, because even if a security

1 guard turns around or something, you know, I

2 can't have people come back there when there's  
3 a bar back there and all this. Somebody's  
4 got to man it all the time, so at least he'll  
5 let people out.

6 MR. BURNS: Is the bar going to be an  
7 issue in that area?

8 MR. ABATELLI: I don't know. I don't  
9 know. I mean --

10 MR. BURNS: Is it an allowable use?

11 MR. ABATELLI: I mean, it's part of  
12 their whole operation.

13 MR. HASS: Yeah, the outside -- I'm  
14 sorry. The bar was licensed already from the  
15 SLA, it did go through. That's the other  
16 reason. Now it's -- now it's to you here.

17 MS. MUNDUS: I have a question. Why do  
18 we even talk about SEQRA if it's a temporary  
19 tent that comes down and it's only up for  
20 three months?

21 MR. ABATELLI: I don't think that's  
22 necessarily in there.

23 MS. MUNDUS: Okay.

24 MR. ABATELLI: I mean, there's the basic

25 non -- that's part of what the Attorney will

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1 do with a final resolution, is that it's not  
2 subject to SEQRA, because it is already --  
3 it's really just an expansion of an existing  
4 operation, it's not a new operation, enlarging  
5 it.

6 MS. MUNDUS: Okay.

7 MR. ABATELLI: So that's what I would  
8 think would happen. The Attorney would  
9 definitely need to, you know, make this clear.

10 MS. MUNDUS: Okay.

11 MR. ABATELLI: That's why it is  
12 important to have the specifics.

13 MS. MUNDUS: Yeah.

14 MR. ABATELLI: Like they do need to know  
15 whether it's 10 or 15 or 20 seats.

16 MR. HASS: Right.

17 MR. ABATELLI: This stuff is all  
18 important. That's actual dimensions of the --

19 MR. HASS: Well, that, yeah.

20 CHAIRMAN JAUQUET: So how many seats is  
21 it?

22 MR. ABATELLI: We need specifics.

23 MR. HASS: I want to do 25 back there.  
24 It's a large area for 25, but I want to leave  
25 area. I've got to leave space back there.

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1 CHAIRMAN JAUQUET: And that's -- and the  
2 25 seats among how many tables?

3 MR. HASS: That would be like five  
4 tables.

5 CHAIRMAN JAUQUET: And that's 25 seats  
6 for the five tables, maybe plus a couple of  
7 others or something.

8 MR. HASS: Maybe a couple of small  
9 cocktail -- I don't think I'm going to put  
10 them back there.

11 CHAIRMAN JAUQUET: Yeah, yeah.

12 MR. HASS: I'm just going to keep a  
13 little seating at the bar back there, instead  
14 of doing --

15 CHAIRMAN JAUQUET: Does the fence height

16 back there stay the same. Is there the fence  
17 height that's off from the sidewalk?

18 MR. HASS: It's high.

19 CHAIRMAN JAUQUET: It's higher than --  
20 but that fence height stays the same?

21 MR. HASS: Yeah.

22 CHAIRMAN JAUQUET: Right. And then you  
23 put -- do you have to add a gate to that,  
24 then?

25 MR. HASS: I have the gate already. I

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1 just want to -- I want to -- I don't know what  
2 I'm going do, but I've got to close it up  
3 better. I can lock it up at night, it's fine.  
4 I want maybe a push-bar, that kind of thing,  
5 you know?

6 CHAIRMAN JAUQUET: Right, but that's not  
7 there yet, is it?

8 MR. HASS: The push-bar is not there  
9 yet.

10 CHAIRMAN JAUQUET: Right.

11 MR. HASS: The gate's there, to open the  
12 door is fine. I just got to get a  
13 push-bar --.

14 CHAIRMAN JAUQUET: You don't put -- I  
15 guess what I was wondering is you don't put a  
16 more sturdy type door on that, since --

17 MR. HASS: It's sturdy, it was real  
18 sturdy. I mean, that's what happens at night,  
19 they kick it down.

20 CHAIRMAN JAUQUET: Yeah. That's why I'm  
21 wondering, if you put sort of a new door there  
22 for the -- because it's a -- you know, it's a  
23 more intensive use.

24 MR. HASS: Right.

25 CHAIRMAN JAUQUET: But you don't.

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1 MR. HASS: No, it's a heavy door.

2 CHAIRMAN JAUQUET: Okay.

3 MR. BURNS: Legally, you probably need a  
4 push-bar there.

5 MR. HASS: Beg your pardon?

6 MR. BURNS: Legally, you probably need a

7 push-bar there.

8 MR. HASS: That's what I think, but I  
9 have it open all the time, unless there's  
10 someone stationed there; that's what I do.  
11 But, you know, let's say the guy walks away,  
12 there should be a push-bar, just in case, if  
13 anything, they can just get out.

14 CHAIRMAN JAUQUET: Yeah. And then the  
15 tent takes up that whole --

16 MR. HASS: I mean, it's not locked with  
17 a lock, they can still get out. They just got  
18 to raise a piece of wood to go out.

19 CHAIRMAN JAUQUET: And the tent, does  
20 that -- will that enclose the whole outdoor  
21 footprint of your backyard?

22 MR. HASS: It's from -- it's six inches  
23 from each wall.

24 CHAIRMAN JAUQUET: Okay.

25 MR. HASS: Most of it, yeah.

1 CHAIRMAN JAUQUET: So it will take up --

2 MR. HASS: Yeah.

3 CHAIRMAN JAUQUET: -- essentially the  
4 whole thing. And then there's like lighting  
5 in there? You've got a lighting scheme?

6 MR. HASS: There's going to be some --  
7 there's going to be some fans for air  
8 circulation. They go on posts, like something  
9 like Jerry's got.

10 CHAIRMAN JAUQUET: Yeah.

11 MR. HASS: It's the same guys who did  
12 Claudio's, where you can take them down  
13 afterwards, and they'll have some lighting.

14 CHAIRMAN JAUQUET: What about music, is  
15 there like piped-in music back there?

16 MR. HASS: We already have.

17 CHAIRMAN JAUQUET: Did you do that  
18 already?

19 MR. HASS: That's been there. That's  
20 been there for like 15 years.

21 MR. ABATELLI: But you need to know  
22 that, all that stuff.

23 CHAIRMAN JAUQUET: We need to know that.

24 MR. ABATELLI: As this goes forward,

25 because what happens --

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1 MR. HASS: Yes.

2 MR. ABATELLI: You know, the basic idea  
3 is you're going to say what it is you want to  
4 do.

5 MR. HASS: Right.

6 MR. ABATELLI: They're going to approve  
7 it. Then, from there on, as with the guy that  
8 was just here, when you have 30 seats, then  
9 Eileen will come over and say you have 30  
10 seats --

11 MR. HASS: Right.

12 MR. ABATELLI: -- you were approved for  
13 25 seats. It's a very common thing. And just  
14 like with the music, you say, "I'm going to  
15 have piped-in music," and then three weeks  
16 later, you have like a live band there.

17 MR. HASS: Right.

18 MR. ABATELLI: What you say, you got  
19 to -- what you say is what you will likely  
20 get, but you can't -- we try to avoid things

21 evolving into something different than what

22 we --

23 MR. HASS: No, I understand.

24 MR. ABATELLI: -- started with.

25 CHAIRMAN JAUQUET: Yeah.

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1 MR. ABATELLI: That's the whole point of  
2 this.

3 MS. MUNDUS: Yes. And in the  
4 application, it doesn't imply anywhere that  
5 it's a seasonal tent or a temporary thing, it  
6 just says installation of outdoor tent in back  
7 fenced-off area.

8 MR. BURNS: He states that the --

9 MR. HASS: No, it should be.

10 MR. ABATELLI: I think it's a State Law  
11 if you have -- for something to be considered  
12 a temporary structure, which avoids some  
13 regulations, it then means it can only be up a  
14 maximum of six months.

15 MS. MUNDUS: Oh, I'm sorry. I'm sorry,

16 I missed that paragraph in the middle of the  
17 page, yeah. It's on the last page in the  
18 middle.

19 CHAIRMAN JAUQUET: What is the  
20 operation, what months are they, may?

21 MR. HASS: Probably until the end of  
22 September.

23 CHAIRMAN JAUQUET: Starting --

24 MR. HASS: I got to figure that out  
25 still. By the time -- when I get it up, I'm

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1 going to start that way.

2 CHAIRMAN JAUQUET: Right, it's a  
3 seasonal thing.

4 MS. MUNDUS: How does that work? If the  
5 bar is a free-standing seasonal bar, do you  
6 put it away every night or --

7 MR. HASS: No, no, it's all --

8 MS. MUNDUS: It gets locked, or, I mean,  
9 the whole bar out there?

10 MR. HASS: I'm going to have to make an  
11 enclosure for it. It just -- the top will

12 just come down and get locked up.

13 MS. MUNDUS: Okay.

14 MR. HASS: You know, we'll make -- we'll  
15 cut it out like that.

16 MS. MUNDUS: Okay.

17 CHAIRMAN JAUQUET: So is there running  
18 water back there, then?

19 MR. HASS: There's going to have to be,  
20 I think. You know, I'll speak to the Board of  
21 Health, because, you know, they got to come  
22 over there, too. They should want running  
23 water. If they don't, they're going to want  
24 running water next to it that I already have.  
25 You know, there's something to hook up to over

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1 there. There's already water lines out there.

2 CHAIRMAN JAUQUET: So, I mean, this  
3 is --

4 MS. MUNDUS: There's going to be food  
5 service back there?

6 MR. HASS: I want food service, yeah.

7 MS. MUNDUS: So not a tiki bar, but a  
8 sit-down restaurant?

9 MR. HASS: Right, I want the whole  
10 thing.

11 CHAIRMAN JAUQUET: Well, the food comes  
12 from the existing kitchen through the back  
13 door.

14 MR. HASS: Right.

15 CHAIRMAN JAUQUET: But then the bar, the  
16 water, and ice, and whatnot for the bar is all  
17 going to be right there outside?

18 MR. HASS: Well, yes, it's got to be.

19 CHAIRMAN JAUQUET: Yeah, so somehow.

20 MR. HASS: Right

21 CHAIRMAN JAUQUET: Do you have the -- I  
22 mean, are the -- you know, the things to get  
23 soda and, you know, don't they -- I mean, most  
24 bars, that stuff comes from the compressors  
25 down below, or is it --

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1 MR. HASS: I had that from upstairs on  
2 the first bar. I'm going to try to run it to

3 the back bar. I'm going to see what they  
4 want. I've got to talk to the soda company,  
5 see how they can run the lines back there,  
6 because I can keep the unit back there also.  
7 But there's a little wall, I can keep them  
8 back there.

9 CHAIRMAN JAUQUET: Yeah, yeah.

10 MR. HASS: I'd like to have that.

11 CHAIRMAN JAUQUET: Well, it makes it all  
12 automated.

13 MR. HASS: Right, it makes it easier, it  
14 makes life easier.

15 CHAIRMAN JAUQUET: Otherwise, they'd  
16 be -- oh, that's -- they do that at Blue  
17 Canoe. I mean, the place is like the Blue  
18 Canoe. Everything is tied into the main --

19 MR. HASS: Right.

20 CHAIRMAN JAUQUET: -- service stuff  
21 from, you know --

22 MS. MUNDUS: Inside.

23 CHAIRMAN JAUQUET: Inside or down in the  
24 basement. Well, I guess --

25 MR. HASS: Well, I'm going to have to

1 probably put another one in, another station.

2 CHAIRMAN JAUQUET: Yeah, yeah.

3 MR. HASS: It gets too crazy at night to --

4 CHAIRMAN JAUQUET: Well, then the music  
5 is going to be piped in, sort of sounding --

6 MR. HASS: The music's in the dining --  
7 it's with the inside dining room, speakers  
8 outside.

9 CHAIRMAN JAUQUET: Yeah, and then you'll  
10 just have speakers outside.

11 MR. HASS: Yes.

12 CHAIRMAN JAUQUET: So there will be  
13 some -- there will be some level of sound.

14 MR. HASS: Right, like we do -- inside,  
15 you know, late night, we do a deejay on  
16 weekends. That's not -- that's not hooked up  
17 to the speakers.

18 CHAIRMAN JAUQUET: Right.

19 MR. HASS: You know, it's a little  
20 quieter.

21 CHAIRMAN JAUQUET: Right.  
22 MR. HASS: You know, on the outside.  
23 CHAIRMAN JAUQUET: Yeah, yeah.  
24 MR. HASS: And by 12 o'clock, it has to  
25 be quiet.

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1 CHAIRMAN JAUQUET: Yeah.  
2 MR. HASS: They come in with uniforms in  
3 there, "It's a little bit loud," I say, "All  
4 right."  
5 CHAIRMAN JAUQUET: And the door from  
6 the -- the back door stays the same, then, the  
7 back door of the building, as it is right now.  
8 MR. HASS: Of the building itself.  
9 CHAIRMAN JAUQUET: Yeah. The way you're  
10 getting from the building to the backyard, you  
11 know, for people going back and forth, that --  
12 MR. HASS: Yeah, that stays -- I got  
13 two. I got an exit for the people and --  
14 CHAIRMAN JAUQUET: That stays the same?  
15 You're not going to expand that --  
16 MR. HASS: No, I'm not.

17 CHAIRMAN JAUQUET: -- to make it double  
18 doors or more open to --

19 MR. HASS: No, I can't. I'd have to  
20 redo the whole thing.

21 CHAIRMAN JAUQUET: That would redo the  
22 inside.

23 MR. HASS: And then I'd probably have to  
24 knock down the --

25 CHAIRMAN JAUQUET: Well, there must be

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1 just a hallway going to that back door.

2 MR. HASS: Yeah, that's what it is.

3 CHAIRMAN JAUQUET: Because I haven't  
4 been in there yet.

5 MS. MUNDUS: What about is --

6 MR. HASS: This will relieve, you know,  
7 the problem we had already.

8 CHAIRMAN JAUQUET: Which is what?

9 MR. HASS: That hallway gets too busy.

10 CHAIRMAN JAUQUET: Oh.

11 MR. HASS: You know, it gets -- you get

12 stuck in there.

13 MS. MUNDUS: It's the back door.

14 MR. HASS: Yeah.

15 MS. MUNDUS: Where do the dumpsters go?

16 MR. HASS: The dumpsters, I rent an area  
17 from the Arcade, that back area and the  
18 driveway.

19 MS. MUNDUS: Oh, okay.

20 CHAIRMAN JAUQUET: Oh, so it's not in  
21 your space.

22 MR. HASS: My dumpsters are back there.

23 CHAIRMAN JAUQUET: It's not in your  
24 space, then.

25 MR. HASS: No.

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1 CHAIRMAN JAUQUET: What about the floor?

2 What about the ground, you put --

3 MR. HASS: The ground is cement, and  
4 there's a -- it's painted.

5 CHAIRMAN JAUQUET: I'm going to change  
6 -- I'm trying to come up with a better floor.

7 CHAIRMAN JAUQUET: Yeah, something

8 that's --

9 MR. HASS: Something nicer.

10 CHAIRMAN JAUQUET: Yeah. And the walls  
11 too, probably.

12 MR. HASS: Yeah. Well, I might have a  
13 problem with the walls, but one wall I'm good  
14 with, I can play with. The other wall, you  
15 know, is Whiskey's, so I don't know.

16 CHAIRMAN JAUQUET: Right, right. But  
17 the floor, if I have to, I'll go astro turf,  
18 whatever, whatever I got to do. But I had  
19 this thick paint, I laid it down, it didn't  
20 work. It gets slippery when it gets wet.

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

23 MR. HASS: Yeah.

24 CHAIRMAN JAUQUET: You know, if you put  
25 a raised floor made of wood slats, or do you,

1 you know --

2 MR. HASS: Yeah.

3                   CHAIRMAN JAUQUET: -- add sand to the  
4                   paint? You got to make it look nice.

5                   MR. HASS: I got to be careful because  
6                   they break everything.

7                   CHAIRMAN JAUQUET: Who does?

8                   MR. HASS: Late night, they break  
9                   everything.

10                  CHAIRMAN JAUQUET: Oh.

11                  MR. HASS: Every morning we're  
12                  rebuilding, you know.

13                  CHAIRMAN JAUQUET: Your customer --

14                  MR. HASS: Yeah.

15                  CHAIRMAN JAUQUET: Your customer profile  
16                  is something --

17                  MR. HASS: Yeah, they're having fun. I  
18                  was a kid once.

19                  MS. MUNDUS: Is the idea to mitigate all  
20                  that monkey business in the backyard by  
21                  putting this tent out there, and table and  
22                  chairs?

23                  MR. HASS: Well, then I'll be able to  
24                  have security back there and that's what I  
25                  want to do.

1 MS. MUNDUS: Okay.

2 MR. HASS: The other way, I had trouble  
3 with that. Like sometimes we didn't need it  
4 in the back, then we did. And then we'd keep  
5 the door open and everybody was back there.  
6 They'll be coming with their own six-packs and  
7 everything, they'd sit back there.

8 MS. MUNDUS: Exactly.

9 MR. HASS: You know?

10 CHAIRMAN JAUQUET: Who are -- where do  
11 they come from? But they're not buying the  
12 liquor from -- they're not buying food and  
13 liquor from your -- they're just there because  
14 it's a space?

15 MR. HASS: You'll see bags from other  
16 places. You know, they use the tables.

17 CHAIRMAN JAUQUET: Is this one of the  
18 reasons you want to do this, is to eliminate  
19 that? But you've got overflow from your  
20 restaurant?

21 MR. HASS: It's going to eliminate

22 trouble, because what we're doing right now,  
23 I'm changing the place a little. On the  
24 inside, I'm doing all old photos of Greenport.  
25 I own 160 photos. It's going to be all

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1 Prohibition time, 1927, 1925, you know, those  
2 areas, really nice stuff, and redo the  
3 outside.

4 CHAIRMAN JAUQUET: Is that your  
5 collection?

6 MR. HASS: I want to pick up the level  
7 of it a little.

8 CHAIRMAN JAUQUET: Is that your  
9 collection? Is it your collection of photos?

10 MR. HASS: No. We've been doing this  
11 for like six months.

12 CHAIRMAN JAUQUET: Collecting?

13 MR. HASS: Collecting.

14 CHAIRMAN JAUQUET: Oh. And having them  
15 framed?

16 MR. HASS: A guy, Sal, is doing it for

17 me, one of the artists around here, one of the  
18 photographers. And we're just trying to pick  
19 up the level a little.

20 CHAIRMAN JAUQUET: Right.

21 MR. HASS: That will help change things.

22 CHAIRMAN JAUQUET: Anyway, so the  
23 outdoor dining, that's -- really, the idea is  
24 to have an outdoor space; is that the idea? I  
25 mean, it's --

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1 MR. HASS: That's the idea, yes.

2 CHAIRMAN JAUQUET: Because some -- you  
3 know, an outdoor --

4 MR. HASS: Legally, and then I'll  
5 relieve the inside also.

6 CHAIRMAN JAUQUET: Yeah, yeah.

7 MR. HASS: That's the whole thing, that  
8 we have another place to go. Right now, they  
9 go back there and it gets a little shady back  
10 there, you know. And then I keep it locked  
11 and then they can't get out, so that's no good  
12 either. You know, the police don't bother me,

13 because they know that they'd rather have it  
14 locked, you know, then no people come in.

15 CHAIRMAN JAUQUET: Right. So have --

16 MR. HASS: I had an incident two months  
17 ago, was it? Yeah, two months ago. Three  
18 guys went in the back, beat up a customer, and  
19 they left. Well, I got them on tape, though.

20 CHAIRMAN JAUQUET: Where did the three  
21 guys come from, from the parking lot side?

22 MR. HASS: Yeah.

23 CHAIRMAN JAUQUET: And how did your  
24 customer --

25 MR. HASS: That's why I got to be

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1 careful.

2 CHAIRMAN JAUQUET: How did your customer  
3 get back there, from the back door, through  
4 the kitchen?

5 MR. HASS: The customer was hanging out,  
6 yeah, just having a cigarette back there.

7 CHAIRMAN JAUQUET: Well, they go back

8           there and have cigarettes?

9           MR. HASS: Yeah, relaxing. I got -- you  
10          know, I got a few benches.

11          CHAIRMAN JAUQUET: There must be a  
12          couple of chairs back there.

13          MR. HASS: Yeah, yeah.

14          CHAIRMAN JAUQUET: Something to sit on.

15          MR. HASS: I have that, they sit down.

16          CHAIRMAN JAUQUET: That's how it's  
17          always been. I gotcha.

18          MR. HASS: Yeah, I've had things like  
19          that happen too often.

20          CHAIRMAN JAUQUET: All right. So you're  
21          going to have lighting, canopy.

22          MR. HASS: I got the bar, the --

23          CHAIRMAN JAUQUET: More secure door, and  
24          some sort of treatment on the floor and the  
25          walls back there, and some piped-in music via

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1          some outdoor speakers.

2          MR. HASS: Yeah. That's all there  
3          already, though.

4                   CHAIRMAN JAUQUET: Oh, I didn't know  
5                   that. Okay.

6                   MR. HASS: Yeah, the speakers are there,  
7                   the fenced in --

8                   CHAIRMAN JAUQUET: And 25, 25 seats and  
9                   five tables.

10                  MR. HASS: That's what I'm looking to  
11                  do.

12                  CHAIRMAN JAUQUET: And what kind of  
13                  tables, plastic, wooden?

14                  MR. HASS: We're looking at some now.  
15                  My partner said he found something. I got to  
16                  see. Knowing him, he's going to get something  
17                  nicer than it's supposed to be. You know,  
18                  they'll be nice tables.

19                  MR. BURNS: If you're troubled with  
20                  young people and playing around back there,  
21                  you might do what Penn Station did, they  
22                  stopped the rock and roll stuff and began  
23                  playing Bach, Beethoven and Brahms.

24                  MS. MUNDUS: I was going to say, put a  
25                  harpist back there.

1 (Laughter)

2 MR. HASS: I know you probably don't,  
3 but if you ever look on Facebook, at 2:30 in  
4 the morning, we start opera right now.

5 MR. BURNS: Do you?

6 MR. HASS: Yeah. It's hysterical.

7 MS. MUNDUS: That's funny.

8 MR. HASS: But I do it to get them out.

9 All of a sudden, they start liking it.

10 MR. BURNS: Good.

11 CHAIRMAN JAUQUET: What else can we ask  
12 him?

13 MR. ABATELLI: Anything you want.

14 MS. MUNDUS: I think that was -- thank  
15 you for such a good --

16 MR. ABATELLI: Does everybody have this  
17 in there?

18 MS. MUNDUS: Yes, it's on the back page.

19 MR. ABATELLI: It's like a little bit of  
20 an outline of what he's doing.

21 CHAIRMAN JAUQUET: Where was that? I

22 didn't see that.

23 MS. MUNDUS: The very last page of the  
24 package. The only thing that's missing is the  
25 seats.

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1 MR. ABATELLI: The seats. Yours should  
2 probably have hours, you know, the outside  
3 stuff with music and things like that.

4 CHAIRMAN JAUQUET: What's the idea of  
5 that?

6 MS. MUNDUS: The page is called "Plan  
7 Specifications," so we'd like to have the  
8 amount of seats that you plan, your hours, you  
9 know, what -- all the things that you just  
10 described to us; it's not going to be loud  
11 music, it's going to be soft piped music, and  
12 the deejay is not going to be out there. I  
13 think we have a pretty picture of what's  
14 motivating, you know, the renovation of that  
15 area, but it would be really a help for us if  
16 you could outline it on that specification  
17 plan.

18 MR. HASS: All right. Great.

19 CHAIRMAN JAUQUET: And this is a way to  
20 increase your business; is that right?

21 MR. HASS: Definitely. I didn't put  
22 that in.

23 MS. MUNDUS: Yes.

24 CHAIRMAN JAUQUET: Well, we might as  
25 well ask, you know.

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1 MR. HASS: Well, I'll meet with -- I'll  
2 meet with Eileen in a few days and just go  
3 over everything that needs to get done.

4 CHAIRMAN JAUQUET: Okay.

5 MR. BURNS: This is the list here.

6 CHAIRMAN JAUQUET: See, I don't know if  
7 I got that. But, anyway, yeah, I saw hers,  
8 yeah.

9 All right. And, in the meantime, we'll  
10 go take a look at that. It sounds good.

11 MR. ABATELLI: I think it also makes  
12 sense for you to, if you're not familiar with

13 the space.

14 CHAIRMAN JAUQUET: Yeah. No, I'm not.

15 You know, I've been by there a bunch, but I --

16 MR. ABATELLI: It makes it a lot easier,  
17 it makes more sense.

18 MR. BURNS: You got another customer.

19 You got another customer, maybe.

20 MR. HASS: That's what we got.

21 CHAIRMAN JAUQUET: I've got standards.

22 (Laughter)

23 MS. MUNDUS: I go that way all the time,  
24 because that's where I order take-out food. I  
25 use the back door, yeah.

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1 CHAIRMAN JAUQUET: The music, ambiance.

2 MR. ABATELLI: I mean, you guys could  
3 all like think about it, you know.

4 CHAIRMAN JAUQUET: Yeah, yeah.

5 MS. MUNDUS: Thank you very much.

6 CHAIRMAN JAUQUET: Okay. Thanks.

7 MR. HASS: Thank you.

8 CHAIRMAN JAUQUET: All right. Good

9 luck.

10 All right. Next item is #5, and it's  
11 the use evaluation for Brick and Rye, new  
12 tenants at 308 Main Street. The owner seeks  
13 to configure the space as a bar/area.

14 So we're just going to talk about that.  
15 This is you guys? Okay.

16 MR. BUBKA: How are you?

17 CHAIRMAN JAUQUET: Hi, good.

18 MS. MUNDUS: Good. How are you?

19 MR. BUBKA: Good. My name is Lane,  
20 L-A-N-E, Bubka, B-U-B-K-A, and Matthew Michel.

21 Basically, what we're hoping to do with  
22 that space -- it was called Meet when we first  
23 looked at it with the landlord, and I guess  
24 the prior owner there had some -- a bar  
25 downstairs and was serving New York State

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1 spirits. They had an ag and markets license  
2 there, serving New York State spirits, and  
3 some artisanal cheeses and meats, and whatnot.

4           So, when we looked at the spot, our  
5           intention was to take it over and make it a  
6           nicer establishment, but to serve beer, wine,  
7           and liquor, and to serve cheeses, meats.

8           And he, Matthew, has the space upstairs,  
9           which was known as Prep, where he's going to  
10          be opening up a pizzeria. It was like a  
11          flatbread store before. And we hope to serve  
12          pizza from the pizzeria, wood fire pizza  
13          downstairs, and he'll provide the pizza  
14          downstairs in the lower space, which we'll  
15          call Brix and Rye, B-R-I-X and Rye.

16          We look to have between -- specifically  
17          on the drawings that were provided to you  
18          guys, there's space for 31 seats in the  
19          drawings that you were provided. That's  
20          pretty much about the maximum seats that we  
21          would have in the place, based on the spacing  
22          on the floor plan. I apologize for the blank  
23          pages that were included in there.

24                 CHAIRMAN JAUQUET: How many seats again?

25                 MR. BUBKA: The plan showed 31, to be

1 exact, based on the space and the tables that  
2 are included on the plans. It would be --  
3 basically, there would be no change of use or  
4 no reconfiguration of the space itself  
5 currently, other than to put in a handicapped  
6 bathroom to meet Health Department code for  
7 liquor licensing and for the establishment to  
8 be handicapped accessible. Right now there's  
9 a small bathroom indicated on the first level  
10 that we plan to leave in existence. And there  
11 is a wide open space on the upper floor plan  
12 that has plenty of space and ease and access  
13 to plumbing to put a much larger bathroom that  
14 will allow for wheelchair accessibility, and  
15 then allows us to have two bathrooms on the  
16 premises to make things a little nicer for  
17 that establishment.

18 MS. MUNDUS: Is this the plan that is  
19 already there, or is this --

20 MR. BUBKA: This is the exact floor plan  
21 that is there.

22 MS. MUNDUS: Because we didn't approve

23 this.

24 MR. BUBKA: I'm aware. We only found  
25 that out.

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1 MR. MICHEL: We spoke to Eileen actually  
2 right before we signed the lease, and we spoke  
3 to her and she said, you know, that that space  
4 is already a bar, "I don't see why that would  
5 be a problem." And then I went and spoke with  
6 the landlord and went through with signing a  
7 lease. And then Lane went and spoke with her  
8 and she said, "Wait a minute, that isn't the  
9 use there, you have to do a change of use,"  
10 and that's why we're here now.

11 MS. MUNDUS: Okay. So you're aware  
12 that --

13 MR. BUBKA: Apparently, the last CO that  
14 was issued was for a skate shop, where we're  
15 at now.

16 MS. MUNDUS: Yeah. There were a series  
17 of retail stores there. The whole continuity

18 of the thing was retail, retail, retail.

19 MR. MICHEL: Yes.

20 MS. MUNDUS: And even if he was serving  
21 alcohol and he had a bar down there, it was  
22 not kosher.

23 MR. BUBKA: That's what we're finding  
24 out now. We didn't know that.

25 MS. MUNDUS: We didn't know that either.

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1 MR. BUBKA: Yeah. He operated for  
2 almost six months, from what I understand.

3 MR. MICHEL: He even had live music down  
4 there, you know.

5 MR. BUBKA: So, needless to say,  
6 regardless of what was there, we're looking to  
7 do everything through the right channels. You  
8 know, the landlord had indicated that there  
9 was already a license on the premises and to  
10 go forward using what was already existing,  
11 and we decided that that wasn't what we should  
12 do. We spoke to Eileen.

13 We're trying to get Health Department

14 approval. We've submitted a notice to the  
15 municipality about the liquor licensing.

16 And there was obviously no handicapped  
17 bathroom there when they were operating prior.  
18 We want to make sure that's installed to  
19 provide the proper facilities, and repair  
20 anything that's in the structure that needs to  
21 be repaired in order to make sure that it's up  
22 to code, and Eileen is satisfied with the way  
23 that it's run.

24 Our conversations with her indicate that  
25 there's accessibility for 49 occupants based

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1 on fire code now. We had originally seen some  
2 plans that would reduce the staircase that's  
3 there, because there is obviously some concern  
4 potentially of it being a downstairs space.  
5 But we felt that by putting the bathroom here,  
6 we could leave that large six-foot wide  
7 staircase in place, so that it would be much  
8 more accessible for egress, if necessary, God

9 forbid anything would ever take place.

10 MS. MUNDUS: Is there a back escape  
11 route?

12 MR. BUBKA: Well, technically, there's  
13 an unofficial back escape route to the extent  
14 that it connects to his space, the storage  
15 space. The door goes a right into his  
16 basement and there's a staircase right out.  
17 So there is a technical secondary exit. If we  
18 were to wall that off, you know, this is his  
19 space, so that's obviously something that him  
20 and I would discuss if in the future, but  
21 Eileen has explained to us that if we wall  
22 that off and make that a secondary permanent  
23 exit with a clear hallway, that the occupancy  
24 goes up to 100. Right now, we're not looking  
25 for anything that large at all. Forty-nine is

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1 more than enough for what we're seeking to do.

2 The application would involve live  
3 music, but not to the extent of any large  
4 bands, purely just we're looking for an

5 acoustic one or two piece, maybe mic'd for  
6 voices, but the instruments will be an  
7 acoustic playing type of -- like new age indy  
8 style music. It's not going to be -- there  
9 will be speakers in the place for music, but  
10 not loud bass, crazy bumping music for all the  
11 night. It's for mostly just accompaniment to  
12 enhance the atmosphere of what's down there.

13 It's a really, really cool space. It's  
14 got brick walls and stone walls.

15 MS. MUNDUS: Yeah, I went down there  
16 when it was the skate shop.

17 MR. BUBKA: Yeah, it's really neat.

18 MS. MUNDUS: It is. It's very cool,  
19 and, you know, the arches over the windows,  
20 it's a nice space. I could see where you're  
21 coming from. It just was a little  
22 frightening. If it was a packed night and  
23 that was a full space, it would be very hard  
24 for everybody to get out of that space.

25 MR. BUBKA: Well, that's why we left

1 that six-foot staircase, and there is the  
2 ability, and we're already speaking with  
3 Eileen about lighting and signs, and we'll  
4 certainly have an exit sign. I mean, clearly,  
5 those doors aren't going to be locked, and  
6 it's not going to be blocked for the rear  
7 exit.

8 MS. MUNDUS: Okay.

9 MR. BUBKA: So in the event of some type  
10 of emergency, that access will be there, it's  
11 just not going to be an approved hallway --

12 MS. MUNDUS: Right.

13 MR. BUBKA: -- to the extent that we're  
14 looking for a higher occupancy.

15 MS. MUNDUS: Yeah.

16 MR. BUBKA: But that exit is available.  
17 We already went in and cleared out a bunch of  
18 clutter that was already in that back storage  
19 area to make a much clearer exit out the back,  
20 if necessary, just because there was shelving  
21 up there. We haven't done any, per se,  
22 construction, because, obviously, we want to

23 get the permission here and work with Eileen  
24 to make sure that we're on the same page. I'm  
25 trying to think what else.

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1 MR. MICHEL: Well, and given the fact  
2 that we're only allowed to have 49 people  
3 really limits us from packing it out anyway,  
4 so, you know, the clutter won't really happen.

5 MR. BUBKA: Our plan is to have it 21  
6 and over, to have a door check, so that  
7 there's no underage drinking. And, obviously,  
8 that would be for us to monitor the occupancy  
9 at any one time, how many people are in, how  
10 many people are out. So on a busy Saturday  
11 night, come July and August, when the town is  
12 full of people, we'll have somebody there to  
13 make sure that the occupancy never goes over  
14 what we're allotted to, because, like you  
15 said, it can get extremely crowded down there.  
16 We already have a plan in place to make sure  
17 that doesn't happen.

18 CHAIRMAN JAUQUET: Yeah, because

19 Eileen -- when I talked to Eileen, she was --  
20 her thing was make sure they have proper  
21 ingress and egress, and that they specifically  
22 state that 49 is the occupancy.

23 MR. BUBKA: Correct.

24 CHAIRMAN JAUQUET: And that's --

25 MR. BUBKA: And that includes staff, and

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1 we're aware of that as well. Staffing isn't a  
2 major requirement there.

3 The lighting will automatically -- you  
4 know, it's going to be dim lit, but it's not  
5 going to be a permanent dim lighting  
6 situation. So, God forbid, something  
7 happened, the lights go out, it's bright,  
8 there'll be able -- everybody to see where  
9 they need to get to.

10 You know, Matt and I have both bartended  
11 in the Town of Greenport for a long period of  
12 time through Frisky Oyster and a couple of  
13 other places. We love Greenport and, you

14 know, we think we can have a really cool spot  
15 there, and make sure that it's a place that  
16 doesn't become a problem, but is something  
17 that's really neat.

18 MS. MUNDUS: It's definitely neat, yeah.

19 CHAIRMAN JAUQUET: I don't understand  
20 how this thing lays out. If this is -- is  
21 this Main Street?

22 MS. MUNDUS: This is the front entrance.

23 CHAIRMAN JAUQUET: Is this on --

24 MS. MUNDUS: This is Main Street.

25 CHAIRMAN JAUQUET: This is Main Street.

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1 MR. BUBKA: Yes.

2 MS. MUNDUS: And there's --

3 CHAIRMAN JAUQUET: And this is the door  
4 entry.

5 MS. MUNDUS: Yeah, there's windows all  
6 the way around here.

7 CHAIRMAN JAUQUET: And these are plate  
8 glass windows?

9 MS. MUNDUS: Right now, there's brown

10 paper on all the windows.

11 CHAIRMAN JAUQUET: Right. And so you  
12 walk in here.

13 MS. MUNDUS: And then this is Stirling  
14 Court over here.

15 CHAIRMAN JAUQUET: Right on the side.  
16 So you walk in here.

17 MS. MUNDUS: You go in.

18 CHAIRMAN JAUQUET: Right.

19 MS. MUNDUS: You walk through this up  
20 the street level, and then you go down these  
21 steps to the basement.

22 CHAIRMAN JAUQUET: Oh. And is that --

23 MS. MUNDUS: It's a really cool place  
24 for a bar. It's going to be nice.

25 MR. BUBKA: It's really neat.

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1 CHAIRMAN JAUQUET: So then you walk down  
2 into this?

3 MS. MUNDUS: Yeah.

4 CHAIRMAN JAUQUET: Through this?

5 MS. MUNDUS: Yeah.

6 CHAIRMAN JAUQUET: This is the -- okay.

7 MS. MUNDUS: That's not what -- this is  
8 not approved, but --

9 CHAIRMAN JAUQUET: I know, I know, I  
10 know, but this --

11 MR. BUBKA: And we have an engineer  
12 we'll be working with to do -- these were  
13 actually to scale, but we're working with an  
14 engineer to work on the drawings for Eileen as  
15 far as the plumbing, the electric for the new  
16 bathroom, the plumbing for the bar, as well as  
17 the front facade. She wants us to make sure  
18 that everything is structurally sound there,  
19 which we're working with her to get the plans  
20 done.

21 MS. MUNDUS: But you're okay with that?  
22 I mean, you totally understand that you're  
23 going to have to start over again with a whole  
24 new process, because nothing that's there now  
25 is approved?

1 MR. BUBKA: Correct.

2 MS. MUNDUS: So -- okay.

3 MR. BUBKA: And anything that's  
4 existing, as far as -- whatever is existing  
5 that we plan to use would be obviously  
6 indicated on the plans for approval to remain  
7 as is. And then any new plumbing or electric,  
8 we obviously haven't put any in, and we'll  
9 have the drawings approved by Eileen with the  
10 engineer to approve the new plumbing for the  
11 bar and plumbing for the new bathroom.

12 Other than that, you know, the electric  
13 is pretty much the same outside of the beer  
14 coolers that are in place, that -- we didn't  
15 even put those in there. They were there when  
16 we got there.

17 CHAIRMAN JAUQUET: Where are those? Are  
18 those --

19 MR. MICHEL: Right behind the bar.

20 MR. BUBKA: They're right behind the  
21 bar. They're not indicated on this drawing.

22 CHAIRMAN JAUQUET: They're not  
23 indicated.

24 MR. BUBKA: But they're right behind the  
25 bar.

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1 CHAIRMAN JAUQUET: So what happens? So  
2 you come in Main -- I'm sorry.

3 MR. BUBKA: No, no problem.

4 CHAIRMAN JAUQUET: You come in Main  
5 Street, these are the stairs?

6 MR. BUBKA: Stairs straight down.

7 CHAIRMAN JAUQUET: And these are -- this  
8 is how you get in?

9 MR. MICHEL: If you were to turn that  
10 drawing around, you'd see how that connects.

11 CHAIRMAN JAUQUET: This should just be  
12 turned around, right.

13 MS. MUNDUS: Yeah.

14 CHAIRMAN JAUQUET: And that's the back  
15 of the building?

16 MS. MUNDUS: Yeah.

17 CHAIRMAN JAUQUET: So this is a -- is  
18 this staircase a full or a half set of stairs.

19 MS. MUNDUS: It's quite wide.

20 MR. MICHEL: It's wide.

21 CHAIRMAN JAUQUET: It's wide, but --

22 MR. BUBKA: It's six feet wide.

23 CHAIRMAN JAUQUET: No, but I mean how  
24 far --

25 MR. BUBKA: It's about --

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1 CHAIRMAN JAUQUET: A half a story?

2 MR. BUBKA: -- eight-and-a-half feet  
3 tall, as far as if you were to go measure it  
4 straight up vertically.

5 MS. MUNDUS: If you fell off the edge,  
6 you'd be in trouble, that's how --

7 CHAIRMAN JAUQUET: But then you go  
8 down --

9 MR. MICHEL: It's not a very steep  
10 staircase.

11 MR. BUBKA: It's not very steep.

12 MS. MUNDUS: No, but I mean height-wise.

13 MR. BUBKA: Yeah, okay.

14 CHAIRMAN JAUQUET: But when you walk

15 down those stairs, do you go down a full  
16 story.

17 MR. BUBKA: Yes.

18 CHAIRMAN JAUQUET: Okay.

19 MR. BUBKA: You'd go from the first  
20 story down to the what would be considered as  
21 a basement.

22 CHAIRMAN JAUQUET: And then there are no  
23 windows on the --

24 MR. BUBKA: No. Well, I believe that  
25 there's windows built into the wall, but

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1 they're completely sealed off. It's actually  
2 really cool.

3 CHAIRMAN JAUQUET: I'm sure it is. I'm  
4 sure it is.

5 MR. BUBKA: Yeah. There's no windows to  
6 the outside, there's no access from the  
7 basement level.

8 CHAIRMAN JAUQUET: Except for this --  
9 this is an exterior. At the back of the

10 building, these are the escapes.

11 MR. BUBKA: Well, those rear doors that  
12 you see there in that empty space --

13 CHAIRMAN JAUQUET: Yeah, yeah.

14 MR. BUBKA: -- that's 141.6, whatever,  
15 square feet. If you walk in those doors, you  
16 walk into the basement of the pizzeria, the  
17 space known as Prep right now.

18 CHAIRMAN JAUQUET: Oh, okay.

19 MR. BUBKA: And that leads you straight  
20 to a set of a stairs that leads you straight  
21 up and out on the first story.

22 CHAIRMAN JAUQUET: Oh, okay. So where  
23 is the pizza place?

24 MR. BUBKA: Connected right next door.  
25 It's technically on the first story, though,

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1 of the building that's connected to this.

2 MR. MICHEL: It's a separate rental.

3 MR. BUBKA: Separate lease.

4 CHAIRMAN JAUQUET: Yeah, I know, yeah.

5 It's not this. It's not -- this is what's --

6 this is part of the whole space.

7 MR. BUBKA: Yeah.

8 CHAIRMAN JAUQUET: So what happens in  
9 this front space?

10 MR. BUBKA: Up front here, on the main  
11 entrance?

12 CHAIRMAN JAUQUET: Yeah.

13 MR. BUBKA: We're going to leave most of  
14 it open. If you look to -- our plan is to  
15 have maybe one seating area in the very front,  
16 where they're indicated by the table and two  
17 stools. And then the other -- it looks like  
18 three sets of tables.

19 CHAIRMAN JAUQUET: Yeah.

20 MR. BUBKA: That was just kind of a  
21 rough way to indicate that we want to put a  
22 12-foot old school shuffle board table there  
23 with the sawdust, with the table top shuffle  
24 board. And that's basically all that's going  
25 to be up there.

1           CHAIRMAN JAUQUET: So it's really an  
2 entry.

3           MR. MICHEL: Yeah.

4           MR. BUBKA: For the most part, yeah.  
5 And then the bathrooms are both up there.

6           MS. MUNDUS: You're also in the Historic  
7 District, so you're going to have to go to  
8 them. And the sign is not going to comply,  
9 because I think the code in this area says  
10 less than two square feet. It's pretty small.

11          MR. BUBKA: Okay. We can literally just  
12 shrink that sign. I can redo the plans --

13          MS. MUNDUS: Okay.

14          MR. BUBKA: -- to meet the code, that's  
15 fine.

16          CHAIRMAN JAUQUET: Yeah.

17          MS. MUNDUS: And I'm pretty sure --

18          MR. BUBKA: The sign isn't going to be a  
19 huge issue for us.

20          CHAIRMAN JAUQUET: Yeah, but there is a  
21 code size.

22          MR. BUBKA: Whatever it is, I'll  
23 certainly look at it and revise those plans.

24 That's not a problem.

25 MS. MUNDUS: Okay. So you're going to

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1 do a lot of visiting with a lot of different

2 Boards.

3 MR. BUBKA: We get that. You know, it's

4 unfortunate that we were somewhat misled

5 before we signed this, and certainly not

6 anybody else's fault beside the landlord, but

7 we're doing whatever we have to do now to try

8 and get everything approved through the proper

9 channels, because, obviously, they were doing

10 things there kind of under the radar, and we

11 want to make sure that our space is done the

12 right way.

13 MR. BURNS: I couldn't hear what you

14 were discussing, but the sign also needs

15 reworking.

16 MR. BUBKA: Correct. That's what she

17 mentioned, and I'm going to look up what the

18 historic regulations are, and I'll just make

19 the sign --

20 MR. BURNS: Okay.

21 MR. BUBKA: We're not going to try to  
22 push for a variation on the signage. We'll  
23 just -- whatever the requirements are, we'll  
24 make it fit. We're not too concerned about  
25 the sign out front. You know, downstairs is

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1 what's really going to sell this place.

2 MR. MICHEL: It will be neon, though.

3 (Laughter)

4 MS. MUNDUS: Flashing, right?

5 MR. MICHEL: I'm just kidding.

6 CHAIRMAN JAUQUET: Well, some neon is  
7 historic.

8 MR. MICHEL: Oh, yeah?

9 (Laughter)

10 CHAIRMAN JAUQUET: So how do you get the  
11 pizza -- the food -- the food service is going  
12 to be pizza, so there will be a little bit of  
13 a menu?

14 MR. BUBKA: We'll have premade food as

15 far as cheeses and meats to go with the wine  
16 pairings and the scotch pairings, the Brix and  
17 Rye in the name.

18 CHAIRMAN JAUQUET: Right.

19 MR. BUBKA: And then the pizza is  
20 technically -- the downstairs, our spaces are  
21 connected. We're going to obviously clear  
22 everything through the Health Department, but  
23 since the pizza wouldn't have to travel  
24 outside of the spaces, since they are  
25 connected, we would be able to, through the

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1 Health Department, provide the pizzeria, the  
2 pizza from the upstairs to the lower bar area.

3 And that's -- what's great about is if  
4 we do 21 and over downstairs, when families  
5 want to have pizza, they can go upstairs to  
6 the pizzeria and they can have pizza. So it's  
7 kind of like --

8 CHAIRMAN JAUQUET: Oh, I see.

9 MR. BUBKA: -- a different atmosphere  
10 from where you want to -- Matt has the Rolling

11 in Dough Pizza truck. I don't know if any of  
12 you have tried the pizza, but it's  
13 spectacular, and now he finally has it in the  
14 store front to sell it in Greenport all the  
15 time, which is great.

16 CHAIRMAN JAUQUET: So the bar is a  
17 regular bar? That bar part is a regular bar,  
18 right?

19 MR. BUBKA: Just a regular bar, yeah.

20 CHAIRMAN JAUQUET: So it's beer, wine  
21 and liquor?

22 MR. BUBKA: Beer, wine and liquor.

23 CHAIRMAN JAUQUET: I think you said that  
24 at the beginning, yeah.

25 MR. BUBKA: With a primary focus more on

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1 rye, because it's in the name, and then  
2 Brix --

3 CHAIRMAN JAUQUET: Oh, yeah.

4 MR. BUBKA: Brix, B-R-I-X, is the sugar  
5 content in wine. So that's kind of our play

6 on the brick walls, but also offering a nice  
7 selection.

8 CHAIRMAN JAUQUET: Oh, okay.

9 MR. BUBKA: Some, you know,  
10 knowledgeable people can make some good  
11 selections for you.

12 CHAIRMAN JAUQUET: So it's sort of a  
13 club atmosphere.

14 MR. BUBKA: I wouldn't go with club. I  
15 think that's more of, I guess, a lounge more  
16 than a club.

17 CHAIRMAN JAUQUET: Lounge, yeah.

18 MR. BUBKA: Because the music isn't  
19 going to be --

20 CHAIRMAN JAUQUET: Well, I don't know.  
21 I'm just saying it's a --

22 MR. BUBKA: Yeah. But it will be  
23 trendy, but classy.

24 CHAIRMAN JAUQUET: Yeah.

25 MR. BUBKA: That's what our hope is.

1 MR. BURNS: Good. Good luck to you.

2 That space has been a problem for everybody  
3 that's been in it.

4 MR. BUBKA: That's what I've heard.

5 CHAIRMAN JAUQUET: Why?

6 MR. BUBKA: We're hoping to change some  
7 direction.

8 MR. BURNS: Why?

9 CHAIRMAN JAUQUET: Yeah.

10 MR. MC MAHON: Nobody has succeeded  
11 there.

12 MR. BURNS: Well, it just hasn't worked  
13 for people that --

14 MS. MUNDUS: What did you say, Devin?

15 MR. MC MAHON: I said nobody has  
16 succeeded there. Nobody's been --

17 MR. BUBKA: I think the last idea that  
18 was there probably would have succeeded, but I  
19 think they realized that if they made it too  
20 successful, then they'd have to be here and  
21 they didn't want to have to go through that.  
22 So I think if they actually gone through it,  
23 they'd still be there.

24 MR. ABATELLI: Well, the whole thing,

25           you know, he would have to hold --

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1           MR. BUBKA: He also probably --

2           MR. ABATELLI: -- multiple businesses.

3           MR. BUBKA: I think he took on a little  
4 too much at one time.

5           CHAIRMAN JAUQUET: What did he  
6 actually -- what was there, then, or what was  
7 there now up until he stopped? Was it --

8           MR. BUBKA: It was -- he had an ag and  
9 markets license through one of the wineries  
10 locally.

11          CHAIRMAN JAUQUET: Because I never got  
12 in there. What was he selling?

13          MS. MUNDUS: The restaurant was a proper  
14 restaurant, and then there was the food, the  
15 take-out window, and then there was the yoga  
16 studio, which didn't quite fit in. But the  
17 one at this building was called Meet, and the  
18 idea was that it was going to be a retail spot  
19 for his cured meats and condiments, right?

20 That's what we gave him --

21 CHAIRMAN JAUQUET: Yeah. I was going to  
22 go down and get prosciutto, but then I was  
23 told not to go there.

24 MS. MUNDUS: -- for a store to sell  
25 processed products, you know, local farm to

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1 table things, but, still a store.

2 MR. MICHEL: He made it a bar.

3 CHAIRMAN JAUQUET: It never happened.

4 MS. MUNDUS: Yeah.

5 CHAIRMAN JAUQUET: Okay.

6 MS. MUNDUS: And then the other building  
7 on the other side of the horseshoe was a  
8 gelato, coffee --

9 CHAIRMAN JAUQUET: Right, I went there.

10 MR. MICHEL: Nosh.

11 MS. MUNDUS: Yeah, Nosh.

12 MR. BUBKA: And, you know, we already  
13 spoke to Dave upstairs at the yoga studio,  
14 talked to him. We -- you know, our hours  
15 aren't going to compete with one another.

16 He's totally -- we're great working together  
17 there, so it's not going to be a conflict with  
18 the yoga studio. We're trying to, you know,  
19 be a good neighbor.

20 CHAIRMAN JAUQUET: So these are like  
21 brick walls, part of it?

22 MR. BUBKA: The wall directly behind the  
23 bar is original brick and store for who knows  
24 how long.

25 CHAIRMAN JAUQUET: So that must look

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1 pretty good.

2 MR. BUBKA: It looks really neat.

3 CHAIRMAN JAUQUET: And the floors are  
4 what?

5 MR. BUBKA: The floors are old  
6 wide-style wood panel, like wood.

7 CHAIRMAN JAUQUET: So you'll keep that?

8 MR. BUBKA: Yeah, we're keeping that as  
9 well.

10 CHAIRMAN JAUQUET: And the bar finish,

11 what's that?

12 MR. BUBKA: The bar is wood. It's like

13 a --

14 CHAIRMAN JAUQUET: It's already there?

15 MR. BUBKA: It's like an antique-looking  
16 wood finish that matches.

17 CHAIRMAN JAUQUET: Oh, yeah.

18 Traditional kind of bar looking, with a  
19 rounded front and a rounded lip, or whatever?

20 MR. MICHEL: Yeah, exactly.

21 MR. BUBKA: Black iron foot rail.

22 MS. MUNDUS: So what about the pizza  
23 truck?

24 MR. MICHEL: That will be in conjunction  
25 with the upstairs space.

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1 MS. MUNDUS: Oh, cool.

2 MR. MICHEL: And there'll be a spot in  
3 the back --

4 MS. MUNDUS: Great.

5 MR. MICHEL: -- where the truck fits.

6 And so, basically, that started as my prep

7 kitchen. I was going to -- I looked at it for  
8 that purpose, and then I realized there would  
9 be enough space to -- then I saw the space  
10 downstairs and I thought, well, this could  
11 work great together. So there'll be a few  
12 seats upstairs and then the downstairs.

13 MS. MUNDUS: Well, I'm glad you found a  
14 home in Greenport.

15 MR. MICHEL: Yeah, me too. I think it  
16 will be great.

17 And there is trash and everything out  
18 back for Meet and for my place. You know, my  
19 space there'll be a dumpster for -- combined  
20 upstairs for both.

21 MS. MUNDUS: Okay.

22 MR. MICHEL: So there's no issue with  
23 that.

24 MR. BUBKA: The bar that's there has  
25 been plumbed. It's obviously not approved in

1 any way, but it appears that it's not going to

2 be very difficult for waste water and  
3 everything, other -- that's a concern for the  
4 Health Department for the plumbing to go in  
5 and be approved. We just have to show the  
6 plans for it. It's already preexisting there  
7 now for a use that wasn't approved, but it  
8 doesn't appear -- it appears like we have a  
9 great working relationship with Eileen. I  
10 speak to her almost every other day, and, you  
11 know, I don't think that we're going to really  
12 fall into too many headaches here, just need  
13 to make sure everybody tells us what they  
14 want.

15 MS. MUNDUS: Good luck. What we approve  
16 is going to be contingent on all those things,  
17 Department of Health, State Liquor Authority,  
18 and the Building Department for change of use,  
19 change in occupancy, all that stuff. It's  
20 going to be complicated, but I'm -- you know,  
21 I think it's a cool idea.

22 CHAIRMAN JAUQUET: Now what about this  
23 wall over here, is that brick, too?

24 MR. BUBKA: Just the one main wall

25 behind the bar is brick and stone. Everything

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1 else --

2 CHAIRMAN JAUQUET: And then the finishes  
3 on the other side, what are those?

4 MR. BUBKA: Are just sheetrock.

5 CHAIRMAN JAUQUET: Sheetrock with some  
6 sort of --

7 MR. BUBKA: But it's painted right now?

8 CHAIRMAN JAUQUET: Some paint scheme,  
9 yeah. And the ceilings?

10 MS. MUNDUS: Tin.

11 MR. BUBKA: The ceilings are finished.  
12 It's white painted ceilings, and there's like  
13 a recessed crown that goes around the entire  
14 area that has indirect lighting, which makes  
15 it look really cool down there.

16 CHAIRMAN JAUQUET: Oh, okay. So that's  
17 part of creating some atmosphere. Are the  
18 ceilings tin, you said?

19 MS. MUNDUS: I thought they were tin. I  
20 thought the upstairs one was a tin ceiling;

21 it's not?

22 MR. BUBKA: No, it's not. It's just  
23 white sheetrock throughout the entire place  
24 right now.

25 MS. MUNDUS: It's a cool space.

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1 MR. BUBKA: It's really neat.

2 CHAIRMAN JAUQUET: Yeah. It's nice,  
3 yeah. So you have some nice bathrooms  
4 planned, I'm sure.

5 MR. BUBKA: Yeah. The bathroom that's  
6 already there is kind of weird. All of the  
7 walls are chalkboard, so that you can go in  
8 there and write when you're -- it's strange, so  
9 we're going to change that. But the bathrooms  
10 there, we're just going to put some nice  
11 fixtures in and make it much more --

12 CHAIRMAN JAUQUET: Renovate those.

13 MR. BUBKA: -- eye-friendly.

14 CHAIRMAN JAUQUET: Yeah, yeah. Okay.  
15 So that's enough.

16 MR. BUBKA: So what's -- I don't know  
17 what the next step is, though.

18 MS. MUNDUS: Well, this is only a work  
19 session.

20 MR. BUBKA: Okay.

21 MS. MUNDUS: So that's what we're doing.  
22 It's a brainstorming, toss-around session,  
23 scoping the whole idea out.

24 MR. BUBKA: Okay.

25 MS. MUNDUS: So I guess now you're going

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1 to have to get back with Eileen, and we're  
2 going to have to -- we'll have to wait for it  
3 to come back to us when it's more concrete.

4 MR. BUBKA: Okay. So once we get the  
5 engineer drawings and whatnot, she'll want to  
6 see that. All right.

7 MR. MC MAHON: There's still customer  
8 parking associated with this place. Is there  
9 any employee parking in the back there or  
10 anything?

11 MR. BUBKA: There was -- you know, even

12 when I worked at Frisky Oyster, I had to park

13 in the --

14 MR. MC MAHON: Yeah, I'm just curious.

15 I'm not --

16 MR. BUBKA: -- municipal parking and

17 hike my way up.

18 MR. MICHEL: There's some spots on the

19 street in the back there, but nothing

20 dedicated, I mean, next to the building,

21 basically.

22 MR. BUBKA: It's the usual parking

23 concerns of Greenport, but nothing dramatic.

24 CHAIRMAN JAUQUET: So what's your

25 timetable? You want to get this going by

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1 Memorial?

2 MR. BUBKA: Obviously, that's our goal,

3 if we can. I mean, Matt has --

4 MR. MICHEL: We'd love to do it by May

5 1st, to be honest with you. I mean, is there

6 anything we can do in the meantime, speak with

7 any of the other Boards that you spoke of, or  
8 start with you and then we'll have to go to  
9 them?

10 CHAIRMAN JAUQUET: I think you should  
11 ask Dave. I mean --

12 MS. MUNDUS: Yeah, I think he goes back  
13 to Eileen.

14 MR. MICHEL: Because I'd like to get it  
15 going.

16 MR. ABATELLI: Well, probably the  
17 Historic Board to deal with the signage.

18 MR. MICHEL: Okay.

19 MR. ABATELLI: Because they'll really  
20 deal with all the signage, and they could  
21 also -- you know, this Board tends to yield  
22 the signage through the Historic Board when  
23 you're in the Historic District, or any  
24 painting, if you're changing any of the  
25 outside. It's not -- they're not that into

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1 it, but they'll be certainly curious about if  
2 you're making it --

3 MR. BUBKA: Do they have regular  
4 meetings that like are scheduled?

5 MR. ABATELLI: Yeah.

6 MR. BUBKA: Okay.

7 MR. ABATELLI: Yeah, they meet the first  
8 Monday of the month, except March, when  
9 they're meeting the second, the 10th, I mean.

10 MR. BUBKA: It gives me time to draw up  
11 plans and research the code. That's great.

12 All right. So we'll speak with Eileen.  
13 And if I can get an engineer in before  
14 March 6th to provide her the drawings, then  
15 maybe she'll have some more input to you  
16 before then. Do we just automatically get put  
17 on the next agenda or --

18 MR. ABATELLI: Yeah, you'll still --

19 MR. BUBKA: We're actually on the agenda  
20 now?

21 CHAIRMAN JAUQUET: Sure, sure.

22 MS. MUNDUS: Yeah. It will come back to  
23 us through Eileen

24 MR. BUBKA: Okay, great.

25 MR. MICHEL: Thank you.

1 MS. MUNDUS: Good luck with it.

2 MR. BUBKA: Thank you very much.

3 CHAIRMAN JAUQUET: Okay. Motion to  
4 schedule the March 6th, 2014 regular session,  
5 and the March 27th, 2014 work session.  
6 Motion.

7 MR. BURNS: I'll second the motion.

8 CHAIRMAN JAUQUET: All in favor?

9 MR. BURNS: Aye.

10 MR. MC MAHON: Aye.

11 MS. MUNDUS: Aye.

12 CHAIRMAN JAUQUET: Aye.

13 And motion to accept the minutes of the  
14 following:

15 September 26th, 2013 work session,  
16 January 30th, 2014 work session, and February  
17 6th, 2014 regular work session. All in favor?  
18 Oh, wait.

19 MS. MUNDUS: I second.

20 CHAIRMAN JAUQUET: All in favor?

21 MR. BURNS: Aye.  
22 MR. MC MAHON: Aye.  
23 MS. MUNDUS: Aye.  
24 CHAIRMAN JAUQUET: Aye.  
25 A motion to adjourn.

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1 MS. MUNDUS: I second.  
2 MR. BURNS: So moved.  
3 CHAIRMAN JAUQUET: So moved.  
4 (Whereupon, the meeting was adjourned at  
5 6:11 p.m.)  
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C E R T I F I C A T I O N

STATE OF NEW YORK )

) SS:

COUNTY OF SUFFOLK )

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

THAT, the above and foregoing contains a  
true and correct transcription of the

12 proceedings taken on February 27, 2014.

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

17 IN WITNESS WHEREOF, I have hereunto  
18 set my hand this 9th day of March, 2014.

19

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Lucia Braaten

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