VILLAGE OF GREENPORT

PLANNING BOARD

REGULAR SESSION

March 6, 2014

5:00 p.m.

Meeting held at the Greenport Firehouse

236 Third Street, Greenport, New York 11944

Appearances:

Peter Jauquet - Chairman

Ben Burns

Devin McMahon

Pat Mundus (Not Present)

Chris Dowling (Not Present)

Eileen Wingate - Village Building Department
(Whereupon, the meeting was called to order at 5:06 p.m.)

CHAIRMAN JAQUET: We're going to start the meeting, and I'm just going to read off the first item menu for a possible motion.

Item #1, on an application submitted by James Olinkiewicz, owner of 510 Madison Avenue and 407 Kaplan Avenue, Kaplan Market, to provide a shared driveway on 510 Madison Avenue for access to three parking spots on 407 Kaplan Avenue for the 407 Kaplan Avenue residents. The application is to provide a permanent traffic barrier immediately west of the previously approved front yard parking space. This is Section 1001-4-1-9.

So can we motion on this without Prokop
here to tell us what to do?

MS. WINGATE: (Nodded yes.)

CHAIRMAN JAUQUET: So the idea is that we're going to accept this motion, and the basic idea here is the --

MS. MC ENTEE: Excuse me. I think there's people that would like to speak.

CHAIRMAN JAUQUET: Okay.

MS. MC ENTEE: Is that fair enough before your motion?

CHAIRMAN JAUQUET: Sure, yeah. Go ahead and -- go ahead.

MS. MC ENTEE: Good evening. My name is Joanne McEntee, 242 Fifth Avenue, Greenport.

MR. BURNS: Excuse me. Would you please speak up? I'm not hearing so good.


MR. BURNS: No, that's not better.

MS. MC ENTEE: Is this on? Can you hear me now?
MS. WINGATE: I don't know that they turned it on.

CHAIRMAN JAUQUET: Go ahead.

MS. MC ENTEE: Does that work?

CHAIRMAN JAUQUET: I think it is on, yeah.

MS. MC ENTEE: Okay. Good evening. My name is Joanne Mc Entee, 242 Fifth Avenue, Greenport.

I somewhat would like to understand what your barrier, your immediate barrier west of the previous approved front yard, what that is -- what your intention is of a suggestion, or

CHAIRMAN JAUQUET: Should I read it again and elaborate?

MS. MC ENTEE: Yes.

CHAIRMAN JAUQUET: Okay. The idea here is --

MS. MC ENTEE: Can you just tell me
CHAIRMAN JAQUET: The idea here is that this site plan has basically been approved, and we're -- as the Board is making one contingency on the site, and that is that the front yard space that's there in the site plan be surrounded by a -- on one side with something permanent, such as rocks, to keep people in that space only, so that there's no other ability to drive cars on the front yard. He's got a space there for parking that's on the plan. We want it improved by putting a barrier around one side of the space, the yard side, grass side, so that cars cannot -- more than one car can't park there, or they can't drive over onto the yard in the other space. That is the contingency that we're adding to this motion tonight.

MS. MC ENTEE: And you spoke of a fence at the last meeting, so your fence is not the barrier?
CHAIRMAN JAUQUET: We were hoping to have something more permanent than a fence.

MS. MC ENTEE: Okay. So your permanent would be the rocks?

CHAIRMAN JAUQUET: Something that a car could not go through, so that the one space --

MS. MC ENTEE: A wall?

CHAIRMAN JAUQUET: -- is one space.

MS. MC ENTEE: Okay.

CHAIRMAN JAUQUET: Not a wall, rocks, something, a barrier.

MS. MC ENTEE: Okay. So they cannot park on the lawn at that point?

CHAIRMAN JAUQUET: That's what the intention of putting a barrier is for, yes.

MS. MC ENTEE: Okay. Has a final easement been approved? And do you have a copy of the final easement from Suffolk County?

CHAIRMAN JAUQUET: Well, I think -- yes, I think it's approved, and that one meeting we did have --
MS. MC ENTEE: Are you thinking or is it definite? Because I think we have to go with definite.

CHAIRMAN JAQUET: Yes, it's definite. And I think we can defer to the Building Department, that the easement is --

MS. MC ENTEE: Eileen, is -- do you have the final approved --

MS. WINGATE: Yes, I do.

MS. MC ENTEE: -- recorded in Suffolk County?

MS. WINGATE: I do.

MS. MC ENTEE: Do you have it with you, by chance?

MS. WINGATE: No, not with me.

MS. MC ENTEE: Okay. So you're attesting to that?

MS. WINGATE: Yes.

MS. MC ENTEE: Okay. So I would like to say again from the last meeting that once this is obviously going through, because it's going
to obviously -- you're passing it through the Planning Board, I would like to see that in this particular case, that the Planning Board, or the end result, that there is a recorded deed with the easement on it filed with the Village of Greenport, because anybody can change anything at any given time. And if this is not done, how are we going to say that that easement is not going to be changed at a later date, nor how are we going to -- how are we also going to know that when he sells one of the pieces of property that that's not going to be in the recorded deed? I feel the Village of Greenport should have this on file. Is it not something that we do or do not do, a recorded deed?


MS. MC ENTEE: A recorded deed with the easement?

MR. BURNS: It is on file.
MS. MC ENTEE: So he now has taken the
deed, the old deed that he has, he's taken the
easement, has put that easement on the new
recorded deed?

MS. WINGATE: I will run that by Prokop
to make sure that all the T's are crossed and
the I's are dotted. I believe that is the
package I have.

MS. MC ENTEE: Okay. Thank you.

MS. RICHARDS: Margaret Richards, 415
Kaplan Avenue. I live next door to the Kaplan
Market property.

I have a copy of the recorded easement
and I've looked at it for any language that
would prevent him from just taking off when he
wants to and there is none.

When I worked in East Hampton Village,
the Village Attorney would give you language
to put in there. One example would be that
either a majority, plus one of the Planning
Board or the ZBA, would have to approve any amendments to the easement, but right now it's Joe Olinkiewicz to Joe Olinkiewicz. He could change this at any time, there's nothing to stop him. The Attorney fell down on the job on that easement. I have a copy for anybody who wants to see.

I have another question. Our Planning Board meetings are supposed to be notified to the adjacent neighbors?

MS. WINGATE: No.

MS. RICHARDS: That's not what it says in the code. If they conduct a public hearing on an application, you follow the same notification procedures as the ZBA.

MS. WINGATE: There was no public hearing notification. This was -- this --

MS. RICHARDS: What about the first time?

MS. WINGATE: I don't know. What first time?
MS. RICHARDS: When they approved 510 Madison.

MS. WINGATE: I don't recall. I'd have to go back and look at minutes.

MS. RICHARDS: Okay. Because I'm an adjacent property owner and I haven't been notified of any of these meetings.

Thirdly, I have Facebook chats with the tenant in the front apartment and her teenage daughter, who both claim that the landlord does not allow them to use the back parking, that they're only allowed to park in the front.

MS. WINGATE: Why don't you ask the landlord?

MS. RICHARDS: Joe?

MR. OLINKIEWICZ: Jim.

MR. OLINKIEWICZ: They're told that they have access to the back parking all the time,
they just choose to park in the front.

MS. RICHARDS: Okay.

MR. OLINKIEWICZ: They have it all the time.

MS. RICHARDS: They specifically used language that they weren't allowed.

MR. OLINKIEWICZ: I think --

MS. RICHARDS: Don't you think you should tell them that they should do their parking in the back? Because that was kind of the --

MR. OLINKIEWICZ: They've been told many times.

MS. RICHARDS: Okay.

MR. OLINKIEWICZ: I can't tell you where you can park your cars. How can I tell them where they can park their cars? They have a spot on the property that's there for them, if they choose to use it or not. They could park in the IGA and walk to the house, I have no say in that. As a landlord, you have no legal say to tell them that you have to park your
car in the spot allotted to you.

MS. RICHARDS: Okay. Well, it was implied -- implied. It was implicit in the approval of the ZBA that we wouldn't have parking problems on Kaplan Avenue if your two apartments went through. I have photographs of them parked in snowstorms in front of the building. I have pictures of them parking behind my car, blocking my driveway. There are three to four cars daily parked in the street on Kaplan Avenue. That was -- that was what we were supposed to be eliminating by putting this easement on. That didn't happen, it's not working.

MR. BURNS: I think I understand your problem, Margaret, but I don't understand what this Board can do about it.

MS. RICHARDS: Well, last month --

MR. BURNS: We have a plan for the parking, and they've been told where the parking is for there, and that's --

MS. RICHARDS: Well, last month, if you
look at the minutes from last month, not only
did you discuss having him put a boundary
around the front yard at 510 Madison, there

was a point where you discussed having him
tell his tenants not to park in the front,
that they needed to use the rear access, and
that you were going to make that a contingency
of approval.

    MR. BURNS:  Well, I think he's done
that, according to what he just said.

    MS. MC ENTEE:  No, he hasn't.

    MS. RICHARDS:  No.  He said they could
park wherever they please.

    MR. BURNS:  They -- he cannot --

    MR. OLINKIEWICZ:  Enforce that.

    MR. BURNS:  He cannot enforce it.

    MR. OLINKIEWICZ:  I can't legally
enforce it.

    MR. BURNS:  He's not a policeman.

    MS. MC ENTEE:  Does the Code Enforcement
MS. RICHARDS: No. Street side parking is legal.

MR. KEHL: Not in a snowstorm.

MS. RICHARDS: Well, true, but the issue being that that was what the Zoning Board approval bent over backwards to prevent there being congestion on Kaplan Avenue and it doesn't seem to have worked. So I think this easement on Madison should be disapproved, because it's not being used anyway.

And -- oh, goodness, I had something else that just flew out of my head.

You know, he's only got 23 feet of frontage on -- oh. The son's girlfriend's car was parked in front of my house, you know, and somebody parked across the street, and a car came through and took off her side-view mirror, because that's how tight it is.

MR. BURNS: I'm not sure where -- I'm not sure where your complaint and your problem
should go, but it doesn't seem to me that the Planning Board can tell anybody where to park in the street or not.

MS. RICHARDS: The whole point of giving the approval was because, when you have a two-family, which is way too much to be given to that building in the first place, you have to provide three off-street parking spaces. It's kind of implied by that that they'll be used and that there won't be parking in the street when it's a hazard.

MR. BURNS: Our understanding is those parking places have been provided and the tenants have been told where they are.

MS. RICHARDS: Well, then I think the landlord should make it a condition of his lease, or whatever, that they don't park in the front.

MR. MC MAHON: I don't believe he has the authority, nor do we, to tell someone that
they're not allowed to park in the street. I understand your frustration. I was actually on the Board when the site was first approved, but I don't -- I'm not certain that we have any authority in this case to say you can't park in the street. The Planning Board is responsible for, if there is a two-family house, make sure there is adequate off-street parking. But once the site is there, I mean, the actual use, we can't -- that's not something under our purview, it's not --

MS. RICHARDS: You can keep them from parking on the lawn at Madison, but because this is in the street, which is more dangerous, nothing can be done about it. I get it.

MR. BURNS: I move we approve this.

CHAIRMAN JAQUET: Okay. I'll second it. But the approval is with the contingency that the -- that a permanent barrier, such as the rocks that we discussed, something
stronger than a fence, be put to demarcate the
space so that it prevents the front yard
parking, any -- but so that the parking is
done in the designated space. So, with that
contingency, I'll set forth a motion to
approve.

MR. BURNS: I'll second that motion.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

Okay. Item #2, we're tabling further
action pending interpretation of the Village
of Greenport Zoning Board of Appeals on an
application submitted by Imran Qasim Khan,
owner of Layyah Corp., requesting a use
evaluation for the addition of a car service
office/operation into the existing convenience
store. The store is located at 331 Front
Street; 1001-6-2-17.

I guess we're just going to table that.
Is there anybody here that has anything to say about that action?

(No Response)

And he's not here, so okay. So we'll go on to Item #3, discussion of the site plan for the new addition of ELIH at 201 Manor Place, noting that the Zoning Board of Appeals has asked the Planning Board to consider having the hospital provide a signage plan for all existing and proposed signs, as well as providing an overall lighting plan. The signage plan is to be incorporated into the approved site plan.

Is anybody here from ELIH? Okay.

MR. EBLE: Good evening. Ray Eble, Eastern Long Island Hospital, 201 Manor Place, Greenport.

This is the first I'm reading about the request to provide additional information for a sign plan and a proposed plan for the hospital lighting. That is not a problem for us to provide that. However, I'm not prepared
to do that today, obviously. I have provided
the documents requested for this expansion for
the hospital that we're looking to do. I

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believe you have all the copies for that plan,
but I'm not prepared to provide you the site
plan information for lighting and the signage.

CHAIRMAN JAUQUET: Okay.

MR. EBLE: In addition to that, we have
a pending permit. And I went to no less than
five meetings with the ZBA for a sign project
that we're looking to complete. And I have an
understanding that that permit is actually
going to be issued after this meeting.

So it's actually two, two separate
projects that we have undertaken. The one is
the sign plan to put additional new signs on
Manor Place. And, as a result of those
meetings with the ZBA, there was a request for
and some discussion about the lighting that
future projects may be required, and here we
are, that those -- you know, that's come to
fruition.

So, again, this is the first time I've formally been notified that that is a requirement. And the way I read it, am I to believe that it's part of the -- that you'd like to see that as part of the plan for this --

CHAIRMAN JAUQUET: Yeah. I guess what we had talked about was incorporate into your site plan some elevations that show where and what the signs look like, and where the lighting -- place the lighting in one -- in the elevation as well, just so that -- because that's what we do here.

MR. EBLE: Right.

CHAIRMAN JAUQUET: You know, that's -- you know, so we're just asking that you at some point bring that in.

MR. EBLE: So I can modify it. Do you have my site plan? I did provide it to you.
CHAIRMAN JAUQUET: Yeah, we have that one-page plan that Eileen gave us.

MR. EBLE: So you'd like to see that modified with the lighting and the signage on that plan?

CHAIRMAN JAUQUET: Yeah, that's all we're really asking.

MR. EBLE: All right.

CHAIRMAN JAUQUET: So that's pretty easy.

MR. EBLE: Yeah, we can do that, not a problem.

CHAIRMAN JAUQUET: And so, you know, just add that in as you go along with your architects now.

MR. EBLE: Sure.

CHAIRMAN JAUQUET: And then, at some point, bring that in so that we can have a look at it. I don't know how many meetings that will take.

MS. WINGATE: Do you have any further
questions on the footprint and the site plan that has to do with the addition?

CHAIRMAN JAQUET: No, I don't. I mean, you know, we looked at it, but, you know, we're not architects and can't tell. I mean, you know, I'm sure -- you know, that to me is -- you know, it seems to be the Zoning Board.

MS. WINGATE: There is no Zoning Board.

CHAIRMAN JAQUET: Oh, that's right.

Well, we all looked at it. I don't know.

MR. BURNS: There was one question that came up about parking. Are you going to be taking away parking?

MR. EBLE: We will lose -- we will lose a couple of parking spots, two to three, with this project. However, on the property itself, we're going to absorb that to add additional parking in certain areas around the perimeter of the facility itself.
MR. BURNS: It is certainly not your intention to limit parking, is it?
MR. EBLE: No, no.
MR. BURNS: It's a problem.
MR. EBLE: Anyone that's been to the hospital knows it's a hot commodity trying to find parking. It's very --
MR. BURNS: Short of building a parking garage.
MR. EBLE: Yeah. Well, I don't know how some members of the Village would feel about that, but, yeah, we would -- we would probably look to do that across the street in our parking facility now, but that's not -- certainly not on our radar.
CHAIRMAN JAUQUET: Do we need to -- do we want to see a parking scheme, or is that going too far, if it's a question of just an elimination of three?
MS. WINGATE: In our last -- in the previous site plan, what is approved now, has
parking.

CHAIRMAN JAUQUET: On it?

MS. WINGATE: I don't know --

MR. EBLE: Well, the parking, they don't actually have the lines on there, what I provided you.

CHAIRMAN JAUQUET: Yeah, I didn't think it did.

MR. EBLE: However, the parking areas are on --

MS. WINGATE: How about the past one, when we did the big addition, wasn't there a parking plan at that point?

MR. EBLE: For the ambulatory surgery?

MS. WINGATE: Uh-huh.

MR. EBLE: There was, but just specific to the ambulatory surgery addition.

MS. WINGATE: Okay. We do have a parking count, though.

CHAIRMAN JAUQUET: Well, it might be good enough just to know what the existing is and what the new sum will be with the addition.
MR. EBLE: Well, as I commit, it would be whatever I would lose as part of this project. We at the hospital will commit to making up that loss two to three or four parking spots, because this currently goes into an area -- there is some parking involved, but where we have our volleyball court in front of the building there.

CHAIRMAN JAUQUET: Yes. What we have, we do -- I think we got this one sheet, which just shows the footprint of that part of the building, the two stories with the addition. So it doesn't really have any indication of what the impact is on, you know, the distance between the -- the new distances between the boundaries and the lost --

MR. EBLE: I did provide additional drawings --

CHAIRMAN JAUQUET: Is it there? Okay.

MR. EBLE: -- which I have copies of. I
can give you another copy today, if you'd like.

CHAIRMAN JAUQUET: Oh, okay. So, Eileen, parking, do we want --

MS. WINGATE: Yeah.

CHAIRMAN JAUQUET: -- an analysis on the parking?

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MS. WINGATE: (Nodded).

CHAIRMAN JAUQUET: Does it have to be pictured?

MS. WINGATE: It could be schematic.

CHAIRMAN JAUQUET: Maybe schematic, just so that we see where the new ones are going to be going.

MR. EBLE: Sure, okay.

CHAIRMAN JAUQUET: Because that's -- you know, that's something that a Planning Board looks at. So signage, signage, parking changes, scheme.

MS. WINGATE: Lights.

CHAIRMAN JAUQUET: And lights.
MR. EBLE: Okay.

CHAIRMAN JAQUET: Can we do that? Can we look at that at any meeting that we --

MS. WINGATE: Yeah, certainly.

CHAIRMAN JAQUET: At any -- okay, fine.

So we can take a look at that at any point in time in our schedule.

MR. EBLE: Okay. Anything else? Any other questions?

MR. BURNS: Thanks.

CHAIRMAN JAQUET: I don't. Yeah, thank you.

MR. EBLE: Okay.

CHAIRMAN JAQUET: I don't have anymore.

MS. WINGATE: I have a couple of questions. Are there going to be new gas tanks, you know?

MR. EBLE: Gas tanks?

MS. WINGATE: Yeah, everything.

MR. EBLE: You mean medical gas?
MS. WINGATE: Yeah. There's always -- there's always something that's attached to the building in some way. Is this --

MR. EBLE: No. I mean, as you know, Suffolk County required that we replace our underground storage tanks back in 2010.

MS. WINGATE: Right, right, right.

MR. EBLE: So that was a project a number of years ago that we did in 2010, and 2011 we completed that project, and that's the tanks that you see off to the side of the building. They used to be, you know, in the ground, obviously, and now they're on the side of the building, on the eastern side of the building near the emergency room ambulance entrance. And in our effort to hide them from the harbor and from the public, we do have them behind a fence. Those are the -- that tank project was the last project that we had done.

MS. WINGATE: The last time we had seen
that. Okay.

MR. EBLE: So, you know, I --

CHAIRMAN JAUQUET: So, because it's a

new operating room and some storage, and

whatnot, on the first floor, and I guess --

what's on the second floor? Or is it two

stories or is that a basement?

MR. EBLE: It's -- no, there's no plan.

At this time, it's one, one story. We were

considering the possibility of doing a second

story.

CHAIRMAN JAUQUET: Which is why it's

shown here?

MR. EBLE: Yeah. However, financially,

it doesn't look like we're going to be able to

do that.

CHAIRMAN JAUQUET: And the operating

room doesn't need any oxygen tanks sitting

outside one of the windows of the new addition

or anything?
MR. EBLE: No, no. The gas --

CHAIRMAN JAUQUET: Or whatever those --

you know.

MR. EBLE: -- that we have is --

CHAIRMAN JAUQUET: Piped in.

MR. EBLE: The tank is at the back of
the building.

CHAIRMAN JAUQUET: Okay.

MR. EBLE: On the south end of the
building, and that would -- you know, we would
put the additional piping inside the building
to accommodate this room.

CHAIRMAN JAUQUET: That's what I
figured, yeah.

MS. WINGATE: So all the utilities tie
back in, air conditioning, to -- it's just an
extension of --

MR. EBLE: An existing space, yeah. It
would also be a renovation. If we weren't
looking to do, you know, this addition, it
would just be an internal renovation.

CHAIRMAN JAUQUET: Yeah. All right.

MR. EBLE: Okay?
CHAIRMAN JAUQUET:  Okay.

MR. EBLE: Thank you.

Item #4 is --

MS. WINGATE: They're not here.

CHAIRMAN JAUQUET: Okay. All right. So we're going to skip Item 4.

MS. WINGATE: You should just motion to table it.

CHAIRMAN JAUQUET: Motion to table Item #4.

MR. BURNS: So moved.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

Okay. Item #5, use evaluation for Brix and Rye, new tenants at 308 Main Street, represented by Lane Bubka. The owner tenant seeks to reconfigure the space as a bar/lounge with food.

MR. BUBKA: Good evening. Lane,
It's my understanding Matt's been working with Eileen today. We have provided some standard plans now that show a much better use of the structure than was provided prior of just the site plan of Brix and Rye.

There is one -- Matt and I are somewhat new at this as far as the plans are concerned and getting everything as to what you need. So there's a chart on there that deals with egress that is still being worked on, but we're working closely with Eileen on that. But we did work out the exit signage on there, as far as for the emergency exit signs, as well as --

MR. MICHEL: You see one's at the front door, and then one should be to the right of the bar. Those are the added exit signs with lights.

MR. BUBKA: The plans there do not show
the seats at the bar. Just the person that had prepared them was doing them so that we could have them for you tonight and just failed to include the 14 seats that would be at the bar. So we just wanted to indicate that those would be on there in the final set.

CHAIRMAN JAUQUET: Okay. So where are the exit signs? When you say "exits", you're just pointing out the doors at the front --

MR. MICHEL: Yeah, there should be --

CHAIRMAN JAUQUET: -- and the one at the end of the bar.

MR. MICHEL: There should be an exit sign at the front door, and then at the edge of the bar leading you out towards the front door, yeah.

CHAIRMAN JAUQUET: Oh, there's -- okay.

And then --

MR. MICHEL: Then, right where --

CHAIRMAN JAUQUET: Where is the other one?
MR. MICHEL: To the right of the bar on the wall there, there should be one.

CHAIRMAN JAUQUET: Oh, there, yeah.

MR. MICHEL: Right before you go up the stairs, yeah.

CHAIRMAN JAUQUET: Yeah, okay.

MR. MICHEL: And that would lead you out in case of emergency.

CHAIRMAN JAUQUET: Right.

MR. BUBKA: And, again, it's a six-foot-wide staircase, so it's a very easily exitable staircase.

There was also some discussion about the signage last time. We're going to -- I researched the application that we did submit with the building permit for it being accepted by the Historical Society. We're going to put together a much more in-depth proposal as to what the sign should be. But we see no difficulties to the extent that whatever
recommendations the Historical Society, or
Historical District, rather, recommends to us,
but we'll make sure that we do what needs to
be done to make it compliant, because we want
to certainly make it look and fit the area.
And based on what I've been able to research
as far as what's applicable, we're going to
make sure that the sign conforms to that.
We're not looking for any type of variations
or exceptions to those.

MR. BURNS: We will need to see that.

MR. BUBKA: Certainly, yes. And it's my
understanding that the committee meets next
week, so I hope to have the sign plan prepared
and submitted to Eileen prior to that, and
this way we can have them review it. And
assuming that they're obviously okay, it will
certainly be submitted to you that it's been
approved by them for your approval.

CHAIRMAN JAUQUET: And just show an
MR. BUBKA: Oh, absolutely.

CHAIRMAN JAUQUET: -- coming off the wall, whatever, if it's along the front, or if it's on the side.

MR. BUBKA: Right.

CHAIRMAN JAUQUET: I guess it's on Main Street.

MR. BUBKA: Yeah, it's on the first plan as to the height requirement.

CHAIRMAN JAUQUET: Yeah. I think you may have started indicating that already, yeah. Okay.

MR. BUBKA: But we'll certainly make sure that it will be either a front view or side view, depending on if there needs to be clearance for a sidewalk.

CHAIRMAN JAUQUET: Yeah, exactly.

Anything else?

MR. BURNS: Anything here we ought to press further?

MS. WINGATE: No. I think that any little technical stuff will be picked up in the building permit process. I think they've --
CHAIRMAN JAUQUET: What are your -- are you going to be year-round or seasonal?

MR. MICHEL: Year-round. The hours may change slightly in the winter, obviously. But no, we intend to be year-round.

CHAIRMAN JAUQUET: Right. And what are the hours into the evening, like in the high season? Is it midnight, or do you get -- is until two o'clock, or how does that work?

MR. MICHEL: I think it's -- I mean, all bars are allowed to be open until four, but I don't think --

CHAIRMAN JAUQUET: Oh, it's four.

MR. MICHEL: -- that that's our intention. Our intention would be closer to midnight.

CHAIRMAN JAUQUET: Closer to midnight?

MR. MICHEL: Yeah.

CHAIRMAN JAUQUET: Yeah, okay.

MR. MICHEL: Serve food and have a nice
bar crowd.

CHAIRMAN JAUQUET: That's one of the big --

MR. MICHEL: Yeah.

CHAIRMAN JAUQUET: It's a big deal in how the Village lives with itself.

MR. BUBKA: We also don't want to be the place that everybody pours out of -- into once the other bars close either.

CHAIRMAN JAUQUET: Right.

MR. BUBKA: So we're not going to be that.

CHAIRMAN JAUQUET: Right.

MR. BUBKA: So we don't become the pour-over spot.

CHAIRMAN JAUQUET: And, yeah, there's a little bit of music of some sort.

MR. MICHEL: Yeah. We'll have speakers down there.

CHAIRMAN JAUQUET: Yeah.

MR. MICHEL: And occasionally, like we
said last time, lighter acoustic music, one or
two pieces, nothing -- no punk bands down
there or anything like that.

CHAIRMAN JAUQUET: Right, not yet.

MR. MICHEL: No.

(Laughter)

CHAIRMAN JAUQUET: And the front of the
building is Historic District protection?

MS. WINGATE: (Nodded yes.)

CHAIRMAN JAUQUET: So it pretty much

stays the way it is, except for paint and
color, maybe. But the plate glass stays and
that narrowing entryway stays the same and all
the stuff?

MR. MICHEL: There's no plan to change
that.

MR. BUBKA: Yeah. We plan to keep as
is. And we worked with Eileen on any --

CHAIRMAN JAUQUET: On that already.

MR. BUBKA: -- structural repairs that
need to be done with the plans that were submitted.

CHAIRMAN JAUQUET: Right.

MR. BUBKA: But nothing will change the exterior image of the structure itself.

CHAIRMAN JAUQUET: Yeah.

MR. BURNS: I don't have any questions.

CHAIRMAN JAUQUET: Yeah. I don't have anymore at this point either. And I guess we'll have another chance to talk about things when the signs come. I mean, everything is still -- you know, we can still discuss these things.

MR. MICHEL: If possible, we'd like to -- oh, I'm sorry.

MS. WINGATE: You could give them the okay so that they could, you know, start --

CHAIRMAN JAUQUET: Start the demolition?

MS. WINGATE: Start the construction, yeah.

CHAIRMAN JAUQUET: Oh, okay. I didn't
know that.

MS. WINGATE: Because there are some repairs that need to happen.

CHAIRMAN JAQUET: All right.

MS. WINGATE: So I can't issue a building permit until -- you could make it conditional.

CHAIRMAN JAQUET: What? Make what conditional?

MS. WINGATE: Their approval conditional on coming back for signage, or whatever other things you want to see.

CHAIRMAN JAQUET: Okay. Well, then, let's -- I'll motion that based on the plans so far and the representations that you've made thus far, you'll be -- are approved by us to start your interior demolition and construction.

MR. BUBKA: Great.
that you've submitted here.

MR. BUBKA: Great.

CHAIRMAN JAUQUET: Does anybody want to second the motion?

MR. MC MAHON: I'll second that.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

MR. BUBKA: Thank you.

MR. MICHEL: Thank you very much. Thank you for your time

MR. BUBKA: We'll submit the sign to the Historical District. I'll give that to Eileen first to have her review, and we'll go -- probably visit --

MS. WINGATE: I don't think you're getting on Monday's agenda.

MR. BUBKA: Okay, that's fine.

MS. WINGATE: The agenda got printed and it's out. So I think --

MR. BUBKA: As long as we make -- I mean, at this point, obviously, what's been
crucial so far, we can -- we're not putting

the sign up within the next few weeks anyway,
so we'll provide the plans to Eileen and get
on the next available agenda, and then once
we're approved by them, we'll submit it back
for your approval.

MS. WINGATE: I think it's April 3rd.

MR. BUBKA: Okay.

CHAIRMAN JAQUET: Okay.

MR. BURNS: Thank you.

CHAIRMAN JAQUET: Okay. So #6 is a

reminder that the next upcoming work session

is scheduled for March 27th, 2014.

MR. BURNS: Okay.

CHAIRMAN JAQUET: Do we have to -- is

that a motion? Is that something that we vote

on?

MS. WINGATE: The reminder? Well, it's

kind of -- you usually -- no, that's just a

reminder.

CHAIRMAN JAQUET: That's just a
21 reminder, okay.

22 MS. WINGATE: But #7 is a motion.

23 CHAIRMAN JAUQUET: Number 7 is a motion to schedule the April 3rd, 2014 regular meeting and the April 24th, 2014 work session.

Regular Session 3/6/14

1 meeting. I motion.

2 MR. BURNS: I'll second.

3 CHAIRMAN JAUQUET: Somebody seconds?

4 All in favor?

5 MR. BURNS: Aye.

6 MR. MC MAHON: Aye.

7 CHAIRMAN JAUQUET: Aye.

8 Okay. So that's adopted.

9 On #8, motion to approve the minutes of the following:

10 September 26th, 2013 work session,

11 January 30th, 2014 work session, and the

12 February 6th, 2014 regular session.

13 MR. BURNS: Second.

14 CHAIRMAN JAUQUET: All in favor?
MR. BURNS: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

And #9, motion to adjourn.

MR. MC MAHON: Second.

CHAIRMAN JAUQUET: Anybody second?

MR. MC MAHON: Second that.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

So the motion, we're adjourned.

(Whereupon the meeting was adjourned at 5:42 p.m.)
CERTIFICATION

STATE OF NEW YORK )
) SS:
COUNTY OF SUFFOLK )
I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on March 6, 2014.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of March, 2014.

__________________
Lucia Braaten