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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

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Regular Session 3/6/14

2

1 (Whereupon, the meeting was called to
2 order at 5:06 p.m.)

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

6 Item #1, on an application submitted by
7 James Olinkiewicz, owner of 510 Madison Avenue
8 and 407 Kaplan Avenue, Kaplan Market, to
9 provide a shared driveway on 510 Madison
10 Avenue for access to three parking spots on
11 407 Kaplan Avenue for the 407 Kaplan Avenue
12 residents. The application is to provide a
13 permanent traffic barrier immediately west of
14 the previously approved front yard parking
15 space. This is Section 1001-4-1-9.

16 So can we motion on this without Prokop

17 here to tell us what to do?

18 MS. WINGATE: (Nodded yes.)

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

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

24 CHAIRMAN JAUQUET: Okay.

25 MS. MC ENTEE: Is that fair enough

Regular Session 3/6/14

3

1 before your motion?

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

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

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

8 MS. MC ENTEE: Is that better? Joanne
9 McEntee.

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

11 MS. MC ENTEE: Is this on? Can you
12 hear me now?

13 MS. WINGATE: I don't know that they
14 turned it on.

15 CHAIRMAN JAUQUET: Go ahead.

16 MS. MC ENTEE: Does that work?

17 CHAIRMAN JAUQUET: I think it is on,
18 yeah.

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

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

Regular Session 3/6/14

4

1 what you're asking on today's agenda.

2 CHAIRMAN JAUQUET: Should I read it
3 again and elaborate?

4 MS. MC ENTEE: Yes.

5 CHAIRMAN JAUQUET: Okay. The idea here
6 is --

7 MS. MC ENTEE: Can you just tell me

8 exactly what that is?

9 CHAIRMAN JAUQUET: The idea here is that
10 this site plan has basically been approved,
11 and we're -- as the Board is making one
12 contingency on the site, and that is that the
13 front yard space that's there in the site plan
14 be surrounded by a -- on one side with
15 something permanent, such as rocks, to keep
16 people in that space only, so that there's no
17 other ability to drive cars on the front yard.

18 He's got a space there for parking
19 that's on the plan. We want it improved by
20 putting a barrier around one side of the
21 space, the yard side, grass side, so that cars
22 cannot -- more than one car can't park there,
23 or they can't drive over onto the yard in the
24 other space. That is the contingency that
25 we're adding to this motion tonight.

Regular Session 3/6/14

5

1 MS. MC ENTEE: And you spoke of a fence
2 at the last meeting, so your fence is not the
3 barrier?

4 CHAIRMAN JAUQUET: We were hoping to
5 have something more permanent than a fence.

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

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

10 MS. MC ENTEE: A wall?

11 CHAIRMAN JAUQUET: -- is one space.

12 MS. MC ENTEE: Okay.

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

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

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

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

23 CHAIRMAN JAUQUET: Well, I think -- yes,
24 I think it's approved, and that one meeting we
25 did have --

1 MS. MC ENTEE: Are you thinking or is it
2 definite? Because I think we have to go with
3 definite.

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

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

9 MS. WINGATE: Yes, I do.

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

12 MS. WINGATE: I do.

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

15 MS. WINGATE: No, not with me.

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

18 MS. WINGATE: Yes.

19 MS. MC ENTEE: Okay. So I would like to
20 say again from the last meeting that once this
21 is obviously going through, because it's going

22 to obviously -- you're passing it through the
23 Planning Board, I would like to see that in
24 this particular case, that the Planning Board,
25 or the end result, that there is a recorded

Regular Session 3/6/14

7

1 deed with the easement on it filed with the
2 Village of Greenport, because anybody can
3 change anything at any given time. And if
4 this is not done, how are we going to say that
5 that easement is not going to be changed at a
6 later date, nor how are we going to -- how are
7 we also going to know that when he sells one
8 of the pieces of property that that's not
9 going to be in the recorded deed? I feel the
10 Village of Greenport should have this on file.
11 Is it not something that we do or do not do, a
12 recorded deed?

13 MR. BURNS: You got it on file. It is
14 on file.

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

17 MR. BURNS: It is on file.

18 MS. MC ENTEE: So he now has taken the
19 deed, the old deed that he has, he's taken the
20 easement, has put that easement on the new
21 recorded deed?

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

Regular Session 3/6/14

8

1 MS. MC ENTEE: Okay. Thank you.

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

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

9 When I worked in East Hampton Village,
10 the Village Attorney would give you language
11 to put in there. One example would be that
12 either a majority, plus one of the Planning

13 Board or the ZBA, would have to approve any
14 amendments to the easement, but right now it's
15 Joe Olinkiewicz to Joe Olinkiewicz. He could
16 change this at any time, there's nothing to
17 stop him. The Attorney fell down on the job
18 on that easement. I have a copy for anybody
19 who wants to see.

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

23 MS. WINGATE: No.

24 MS. RICHARDS: That's not what it says
25 in the code. If they conduct a public hearing

Regular Session 3/6/14

9

1 on an application, you follow the same
2 notification procedures as the ZBA.

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

5 MS. RICHARDS: What about the first
6 time?

7 MS. WINGATE: I don't know. What first
8 time?

9 MS. RICHARDS: When they approved 510
10 Madison.

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

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

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

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

24 MS. RICHARDS: Joe?

25 MR. OLINKIEWICZ: Jim.

Regular Session 3/6/14

10

1 MS. RICHARDS: I'm sorry, Jim.

2 MR. OLINKIEWICZ: They're told that they
3 have access to the back parking all the time,

4 they just choose to park in the front.

5 MS. RICHARDS: Okay.

6 MR. OLINKIEWICZ: They have it all the
7 time.

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

10 MR. OLINKIEWICZ: I think --

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

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

17 MS. RICHARDS: Okay.

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

1 car in the spot allotted to you.

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

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

18 MS. RICHARDS: Well, last month --

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

22 MS. RICHARDS: Well, last month, if you

23 look at the minutes from last month, not only
24 did you discuss having him put a boundary
25 around the front yard at 510 Madison, there

Regular Session 3/6/14

12

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

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

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

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

11 MR. BURNS: They -- he cannot --

12 MR. OLINKIEWICZ: Enforce that.

13 MR. BURNS: He cannot enforce it.

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

16 MR. BURNS: He's not a policeman.

17 MS. MC ENTEE: Does the Code Enforcement

18 Officer take care of this?

19 MS. RICHARDS: No. Street side parking
20 is legal.

21 MR. KEHL: Not in a snowstorm.

22 MS. RICHARDS: Well, true, but the issue
23 being that that was what the Zoning Board
24 approval bent over backwards to prevent there
25 being congestion on Kaplan Avenue and it

Regular Session 3/6/14

13

1 doesn't seem to have worked. So I think this
2 easement on Madison should be disapproved,
3 because it's not being used anyway.

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

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

12 MR. BURNS: I'm not sure where -- I'm
13 not sure where your complaint and your problem

14 should go, but it doesn't seem to me that the
15 Planning Board can tell anybody where to park
16 in the street or not.

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

25 MR. BURNS: Our understanding is those

Regular Session 3/6/14

14

1 parking places have been provided and the
2 tenants have been told where they are.

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

7 MR. MC MAHON: I don't believe he has
8 the authority, nor do we, to tell someone that

9 they're not allowed to park in the street. I
10 understand your frustration. I was actually
11 on the Board when the site was first approved,
12 but I don't -- I'm not certain that we have
13 any authority in this case to say you can't
14 park in the street. The Planning Board is
15 responsible for, if there is a two-family
16 house, make sure there is adequate off-street
17 parking. But once the site is there, I mean,
18 the actual use, we can't -- that's not
19 something under our purview, it's not --

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

25 MR. BURNS: I move we approve this.

Regular Session 3/6/14

15

1 CHAIRMAN JAUQUET: Okay. I'll second
2 it. But the approval is with the contingency
3 that the -- that a permanent barrier, such as
4 the rocks that we discussed, something

5 stronger than a fence, be put to demarcate the
6 space so that it prevents the front yard
7 parking, any -- but so that the parking is
8 done in the designated space. So, with that
9 contingency, I'll set forth a motion to
10 approve.

11 MR. BURNS: I'll second that motion.

12 CHAIRMAN JAUQUET: All in favor?

13 MR. BURNS: Aye.

14 MR. MC MAHON: Aye.

15 CHAIRMAN JAUQUET: Aye.

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

25 I guess we're just going to table that.

1 Is there anybody here that has anything to say
2 about that action?

3 (No Response)

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

14 Is anybody here from ELIH? Okay.

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

18 This is the first I'm reading about the
19 request to provide additional information for
20 a sign plan and a proposed plan for the
21 hospital lighting. That is not a problem for
22 us to provide that. However, I'm not prepared

23 to do that today, obviously. I have provided
24 the documents requested for this expansion for
25 the hospital that we're looking to do. I

Regular Session 3/6/14

17

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

4 CHAIRMAN JAUQUET: Okay.

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

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

19 fruition.

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

 Regular Session 3/6/14

18

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

8 MR. EBLE: Right.

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

12 MR. EBLE: So I can modify it. Do you
13 have my site plan? I did provide it to you.

14 CHAIRMAN JAUQUET: Yeah, we have that
15 one-page plan that Eileen gave us.

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

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

21 MR. EBLE: All right.

22 CHAIRMAN JAUQUET: So that's pretty
23 easy.

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

Regular Session 3/6/14

19

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

4 MR. EBLE: Sure.

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

9 MS. WINGATE: Do you have any further

10 questions on the footprint and the site plan
11 that has to do with the addition?

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

18 MS. WINGATE: There is no Zoning Board.

19 CHAIRMAN JAUQUET: Oh, that's right.
20 Well, we all looked at it. I don't know.

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

24 MR. EBLE: We will lose -- we will lose
25 a couple of parking spots, two to three, with

Regular Session 3/6/14

20

1 this project. However, on the property
2 itself, we're going to absorb that to add
3 additional parking in certain areas around the
4 perimeter of the facility itself.

5 MR. BURNS: It is certainly not your
6 intention to limit parking, is it?

7 MR. EBLE: No, no.

8 MR. BURNS: It's a problem.

9 MR. EBLE: Anyone that's been to the
10 hospital knows it's a hot commodity trying to
11 find parking. It's very --

12 MR. BURNS: Short of building a parking
13 garage.

14 MR. EBLE: Yeah. Well, I don't know how
15 some members of the Village would feel about
16 that, but, yeah, we would -- we would probably
17 look to do that across the street in our
18 parking facility now, but that's not --
19 certainly not on our radar.

20 CHAIRMAN JAUQUET: Do we need to -- do
21 we want to see a parking scheme, or is that
22 going too far, if it's a question of just an
23 elimination of three?

24 MS. WINGATE: In our last -- in the
25 previous site plan, what is approved now, has

1 parking.

2 CHAIRMAN JAUQUET: On it?

3 MS. WINGATE: I don't know --

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

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

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

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

14 MR. EBLE: For the ambulatory surgery?

15 MS. WINGATE: Uh-huh.

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

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

20 CHAIRMAN JAUQUET: Well, it might be
21 good enough just to know what the existing is
22 and what the new sum will be with the
23 addition.

24 MR. EBLE: Well, as I commit, it would
25 be whatever I would lose as part of this

Regular Session 3/6/14

22

1 project. We at the hospital will commit to
2 making up that loss two to three or four
3 parking spots, because this currently goes
4 into an area -- there is some parking
5 involved, but where we have our volleyball
6 court in front of the building there.

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

15 MR. EBLE: I did provide additional
16 drawings --

17 CHAIRMAN JAUQUET: Is it there? Okay.

18 MR. EBLE: -- which I have copies of. I

19 can give you another copy today, if you'd
20 like.

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

23 MS. WINGATE: Yeah.

24 CHAIRMAN JAUQUET: -- an analysis on the
25 parking?

Regular Session 3/6/14

23

1 MS. WINGATE: (Nodded).

2 CHAIRMAN JAUQUET: Does it have to be
3 pictured?

4 MS. WINGATE: It could be schematic.

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

8 MR. EBLE: Sure, okay.

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

13 MS. WINGATE: Lights.

14 CHAIRMAN JAUQUET: And lights.

15 MR. EBLE: Okay.

16 CHAIRMAN JAUQUET: Can we do that? Can
17 we look at that at any meeting that we --

18 MS. WINGATE: Yeah, certainly.

19 CHAIRMAN JAUQUET: At any -- okay, fine.
20 So we can take a look at that at any point in
21 time in our schedule.

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

24 MR. BURNS: Thanks.

25 CHAIRMAN JAUQUET: I don't. Yeah, thank

Regular Session 3/6/14

24

1 you.

2 MR. EBLE: Okay.

3 CHAIRMAN JAUQUET: I don't have anymore.

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

7 MR. EBLE: Gas tanks?

8 MS. WINGATE: Yeah, everything.

9 MR. EBLE: You mean medical gas?

10 MS. WINGATE: Yeah. There's always --
11 there's always something that's attached to
12 the building in some way. Is this --

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

16 MS. WINGATE: Right, right, right.

17 MR. EBLE: So that was a project a
18 number of years ago that we did in 2010, and
19 2011 we completed that project, and that's the
20 tanks that you see off to the side of the
21 building. They used to be, you know, in the
22 ground, obviously, and now they're on the side
23 of the building, on the eastern side of the
24 building near the emergency room ambulance
25 entrance. And in our effort to hide them from

Regular Session 3/6/14

25

1 the harbor and from the public, we do have
2 them behind a fence. Those are the -- that
3 tank project was the last project that we had
4 done.

5 MS. WINGATE: The last time we had seen

6 that. Okay.

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

8 CHAIRMAN JAUQUET: So, because it's a
9 new operating room and some storage, and
10 whatnot, on the first floor, and I guess --
11 what's on the second floor? Or is it two
12 stories or is that a basement?

13 MR. EBLE: It's -- no, there's no plan.
14 At this time, it's one, one story. We were
15 considering the possibility of doing a second
16 story.

17 CHAIRMAN JAUQUET: Which is why it's
18 shown here?

19 MR. EBLE: Yeah. However, financially,
20 it doesn't look like we're going to be able to
21 do that.

22 CHAIRMAN JAUQUET: And the operating
23 room doesn't need any oxygen tanks sitting
24 outside one of the windows of the new addition
25 or anything?

1 MR. EBLE: No, no. The gas --

2 CHAIRMAN JAUQUET: Or whatever those --
3 you know.

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

5 CHAIRMAN JAUQUET: Piped in.

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

8 CHAIRMAN JAUQUET: Okay.

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

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

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

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

22 CHAIRMAN JAUQUET: Yeah. All right.

23 MR. EBLE: Okay?

24 CHAIRMAN JAUQUET: Okay.

25 MR. EBLE: Thank you.

Regular Session 3/6/14

27

1 CHAIRMAN JAUQUET: Thanks. All right.

2 Item #4 is --

3 MS. WINGATE: They're not here.

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

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

8 CHAIRMAN JAUQUET: Motion to table Item #4.

9 MR. BURNS: So moved.

10 CHAIRMAN JAUQUET: All in favor?

11 MR. BURNS: Aye.

12 MR. MC MAHON: Aye.

13 CHAIRMAN JAUQUET: Aye.

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

19 MR. BUBKA: Good evening. Lane,

20 L-A-N-E, Bubka, B-U-B-K-A, and Matthew Michel.

21 It's my understanding Matt's been
22 working with Eileen today. We have provided
23 some standard plans now that show a much
24 better use of the structure than was provided
25 prior of just the site plan of Brix and Rye.

Regular Session 3/6/14

28

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

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

14 MR. BUBKA: The plans there do not show

15 the seats at the bar. Just the person that
16 had prepared them was doing them so that we
17 could have them for you tonight and just
18 failed to include the 14 seats that would be
19 at the bar. So we just wanted to indicate
20 that those would be on there in the final set.

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

24 MR. MICHEL: Yeah, there should be --

25 CHAIRMAN JAUQUET: -- and the one at the

Regular Session 3/6/14

29

1 end of the bar.

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

6 CHAIRMAN JAUQUET: Oh, there's -- okay.
7 And then --

8 MR. MICHEL: Then, right where --

9 CHAIRMAN JAUQUET: Where is the other
10 one?

11 MR. MICHEL: To the right of the bar on
12 the wall there, there should be one.

13 CHAIRMAN JAUQUET: Oh, there, yeah.

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

16 CHAIRMAN JAUQUET: Yeah, okay.

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

19 CHAIRMAN JAUQUET: Right.

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

23 There was also some discussion about the
24 signage last time. We're going to -- I
25 researched the application that we did submit

Regular Session 3/6/14

30

1 with the building permit for it being accepted
2 by the Historical Society. We're going to put
3 together a much more in-depth proposal as to
4 what the sign should be. But we see no
5 difficulties to the extent that whatever

6 recommendations the Historical Society, or
7 Historical District, rather, recommends to us,
8 but we'll make sure that we do what needs to
9 be done to make it compliant, because we want
10 to certainly make it look and fit the area.
11 And based on what I've been able to research
12 as far as what's applicable, we're going to
13 make sure that the sign conforms to that.
14 We're not looking for any type of variations
15 or exceptions to those.

16 MR. BURNS: We will need to see that.

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

25 CHAIRMAN JAUQUET: And just show an

2 MR. BUBKA: Oh, absolutely.

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

6 MR. BUBKA: Right.

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

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

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

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

18 CHAIRMAN JAUQUET: Yeah, exactly.
19 Anything else?

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

22 MS. WINGATE: No. I think that any
23 little technical stuff will be picked up in
24 the building permit process. I think they've --

25

CHAIRMAN JAUQUET: What are your -- are

Regular Session 3/6/14

32

1 you going to be year-round or seasonal?

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

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

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

12 CHAIRMAN JAUQUET: Oh, it's four.

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

16 CHAIRMAN JAUQUET: Closer to midnight?

17 MR. MICHEL: Yeah.

18 CHAIRMAN JAUQUET: Yeah, okay.

19 MR. MICHEL: Serve food and have a nice

20 bar crowd.

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

23 MR. MICHEL: Yeah.

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

Regular Session 3/6/14

33

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

4 CHAIRMAN JAUQUET: Right.

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

7 CHAIRMAN JAUQUET: Right.

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

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

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

14 CHAIRMAN JAUQUET: Yeah.

15 MR. MICHEL: And occasionally, like we

16 said last time, lighter acoustic music, one or
17 two pieces, nothing -- no punk bands down
18 there or anything like that.

19 CHAIRMAN JAUQUET: Right, not yet.

20 MR. MICHEL: No.

21 (Laughter)

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

24 MS. WINGATE: (Nodded yes.)

25 CHAIRMAN JAUQUET: So it pretty much

Regular Session 3/6/14

34

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

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

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

9 CHAIRMAN JAUQUET: On that already.

10 MR. BUBKA: -- structural repairs that

11 need to be done with the plans that were
12 submitted.

13 CHAIRMAN JAUQUET: Right.

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

16 CHAIRMAN JAUQUET: Yeah.

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

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

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

Regular Session 3/6/14

35

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

3 CHAIRMAN JAUQUET: Start the demolition?

4 MS. WINGATE: Start the construction,
5 yeah.

6 CHAIRMAN JAUQUET: Oh, okay. I didn't

7 know that.

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

10 CHAIRMAN JAUQUET: All right.

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

14 CHAIRMAN JAUQUET: What? Make what
15 conditional?

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

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

25 MR. BUBKA: Great.

1 CHAIRMAN JAUQUET: Based on the plans

2 that you've submitted here.

3 MR. BUBKA: Great.

4 CHAIRMAN JAUQUET: Does anybody want to
5 second the motion?

6 MR. MC MAHON: I'll second that.

7 CHAIRMAN JAUQUET: All in favor?

8 MR. BURNS: Aye.

9 MR. MC MAHON: Aye.

10 CHAIRMAN JAUQUET: Aye.

11 MR. BUBKA: Thank you.

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

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

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

20 MR. BUBKA: Okay, that's fine.

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

23 MR. BUBKA: As long as we make -- I
24 mean, at this point, obviously, what's been

25 crucial so far, we can -- we're not putting

Regular Session 3/6/14

37

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

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

7 MR. BUBKA: Okay.

8 CHAIRMAN JAUQUET: Okay.

9 MR. BURNS: Thank you.

10 CHAIRMAN JAUQUET: Okay. So #6 is a
11 reminder that the next upcoming work session
12 is scheduled for March 27th, 2014.

13 MR. BURNS: Okay.

14 CHAIRMAN JAUQUET: Do we have to -- is
15 that a motion? Is that something that we vote
16 on?

17 MS. WINGATE: The reminder? Well, it's
18 kind of -- you usually -- no, that's just a
19 reminder.

20 CHAIRMAN JAUQUET: That's just a

21 reminder, okay.

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

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

Regular Session 3/6/14

38

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
10 the following:

11 September 26th, 2013 work session,
12 January 30th, 2014 work session, and the
13 February 6th, 2014 regular session.

14 MR. BURNS: Second.

15 CHAIRMAN JAUQUET: All in favor?

16 MR. BURNS: Aye.
17 MR. MC MAHON: Aye.
18 CHAIRMAN JAUQUET: Aye.
19 And #9, motion to adjourn.
20 MR. MC MAHON: Second.
21 CHAIRMAN JAUQUET: Anybody second?
22 MR. MC MAHON: Second that.
23 CHAIRMAN JAUQUET: All in favor?
24 MR. BURNS: Aye.
25 MR. MC MAHON: Aye.

Regular Session 3/6/14

39

1 CHAIRMAN JAUQUET: Aye.
2 So the motion, we're adjourned.
3 (Whereupon the meeting was adjourned at
4 5:42 p.m.)
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Regular Session 3/6/14

40

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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)

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

10 THAT, the above and foregoing contains a
11 true and correct transcription of the
12 proceedings taken on March 6, 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 14th day of March, 2014.

19

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Lucia Braaten

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