Meeting held at the Greenport Firehouse
236 Third Street, Greenport, New York 11944

Appearances:
Peter Jauquet – Chairman
Ben Burns – Member
Chris Dowling – Member
Devin McMahon – Member
Eileen Wingate – Village Building Inspector
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(Whereupon, the meeting was called to order at 5:06 p.m.)

CHAIRMAN JAUQUET: This is the March 27th, 2014 meeting of the Village Planning Board. It's a work session.

And Item #1 is a -- to continue to table further action pending interpretation from 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 office. The store is located it 331 Front Street; Section 6, Block 2, Lot 17. So --

MEMBER BURNS: I move continuation.

CHAIRMAN JAUQUET: Okay. I'll second. All in favor?

MEMBER BURNS: Aye.

MEMBER DOWLING: Aye.
All right. Eileen, is this a meeting where
the public addresses the Board, or is this our --
MS. WINGATE: It's a work session. You
could certainly talk with people.

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CHAIRMAN JAUQUET: Okay. And people can
speak, okay, and we speak among ourselves?
MS. WINGATE: (Nodded yes.)
CHAIRMAN JAUQUET: Okay. Item #2 is
discussion and possible motion to accept the Site
Plan submitted by ELIH, the hospital in town.
The site plan that was requested has been
submitted for this possible motion, and
illustrates signage and lights -- and the
lighting scheme for the new addition, as was
requested. That's Section 2, Block 3, Lot 2.
Is there any -- is there anybody here to
discuss that?
MR. EBLE: I'm here from the hospital and
in the event that you might have some questions
in addition to the ones that we discussed last
CHAIRMAN JAUQUET: Right. Well, in the meantime, you sent us a site plan that shows what we had asked for.

MR. EBLE: That's correct.

CHAIRMAN JAUQUET: And did the other Board Members see that?

MEMBER DOWLING: I did not. I wasn't at the last meeting.

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CHAIRMAN JAUQUET: And right now it's the plan to put a two-story addition on there, and that could change to a one-story; is that right?

MR. EBLE: Correct.

CHAIRMAN JAUQUET: So -- but, still, the lighting plan is what it is for this and that --

MR. EBLE: Yeah. And the lighting plan and the signage plan is indicated on that drawing as well, with a key on the lower left there.

CHAIRMAN JAUQUET: I saw the key there, yeah. We had asked for this plan just to show these items on there, because that's one of the things that the Planning Board --
MEMBER DOWLING: Right.

CHAIRMAN JAQUET: -- gets involved in.

And the rest of the requirements that would go along with the addition are zoning issues and site alteration issues that are already built into the plan, right?

MS. WINGATE: (Nodded yes.)

CHAIRMAN JAQUET: So --

MEMBER BURNS: That you found additional parking is kind of amazing.

MR. EBLE: Well, it was a challenge, but, yeah. You know, the charge that I had was to

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find the same number of spots that I would lose with this addition, which was three, and that's where it's indicated in the highlighted area with a "P" next to it on the drawing. Those three areas would be where I would capture or reclaim parking for the three spots that I would lose with this project.

CHAIRMAN JAQUET: So, can we --

MEMBER BURNS: I move we accept it.

CHAIRMAN JAQUET: I'll second that motion.
MEMBER MC MAHON: I just have a question about that.

CHAIRMAN JAUQUET: Oh, wait. Sorry.

MEMBER MC MAHON: Just the lower left parking spot, that's not going to fit a larger vehicle there? That's not going to prevent any access for the Fire Department, or anything like that?

MR. EBLE: No. We actually have a spot on the back side behind that now for -- Southold Police has their parking when they come to the emergency room.

MEMBER MC MAHON: Okay.

MR. EBLE: So this is actually in front of that.

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MEMBER MC MAHON: Okay.

MR. EBLE: That designated spot that's there now.

MEMBER MC MAHON: That's my only concern.

CHAIRMAN JAUQUET: All right. So go ahead and start that again.

MEMBER BURNS: We have a motion and a
second, so all you got to do is --

CHAIRMAN JAUQUET: Okay. So all in favor?

MEMBER BURNS: Aye.

MEMBER DOWLING: Aye.

MEMBER MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

MS. WINGATE: This is a work session, so you vote to accept it next meeting.

CHAIRMAN JAUQUET: That's what I thought.

MR. BURNS: Yeah.

MS. WINGATE: Right.

CHAIRMAN JAUQUET: Yeah, okay. So we'll vote. Okay, fine. So --

MEMBER BURNS: It's on the agenda. We vote to put it on the agenda?

MS. WINGATE: Yes.

MEMBER BURNS: Oh, okay.

CHAIRMAN JAUQUET: Oh, we do?

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MEMBER BURNS: Sorry.

CHAIRMAN JAUQUET: All right. So --

MEMBER BURNS: So moved.

CHAIRMAN JAUQUET: I'll offer a motion to
accept this motion at the next meeting. Does anybody want to second that?

MEMBER BURNS: Second.

CHAIRMAN JAUQUET: All in favor?

MEMBER BURNS: Aye.

MEMBER DOWLING: Aye.

MEMBER MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

Okay. So this -- next week this will be a motion to -- next time this will be a motion to accept.

MS. WINGATE: To accept the site plan the way it was submitted.

CHAIRMAN JAUQUET: Okay. Item #3, continued discussion: The owner of 34-36 Front Street, Ed Healy, is seeking a site plan modification to include the installation of fencing and a tent/canopy in the rear yard for use as an outdoor dining space/bar area. Since the last meeting, the owner has submitted a site plan for an outdoor bar/dining area. And this is

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Section 4, Block 10, Lot 30. Is Ed here?
MR. HASS: It's Terry.

CHAIRMAN JAUQUET: Oh, okay. Hi.

MR. HASS: Hi.

CHAIRMAN JAUQUET: So I guess we're going to -- if you've got any -- we've got some questions. You may have some comments as to what your -- how your plan is developing in the backyard there.

MR. HASS: My name is Terry Hass, H-A-S-S, and I'm from 34 Front Street, the Rhumbline.

CHAIRMAN JAUQUET: Who's Ed Healy?

MR. HASS: That's my partner.

CHAIRMAN JAUQUET: Okay. Okay, go ahead.

MR. HASS: What are we --

CHAIRMAN JAUQUET: Oh, are you going to speak or should we speak?

MR. HASS: Oh, go ahead, you start.

CHAIRMAN JAUQUET: Okay. Well, let's see. One of the questions that came up is the duration of the tent being in the backyard. One of the ideas was to limit it to the summer season, the use season out there.

MR. HASS: I'm going to probably wait, yeah. I'm going to wait until around the end of
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May, around there. You know, it's 180 days, so
I'm going to try to -- I believe it's the span
that it allows.

CHAIRMAN JAUQUET: I mean, the reason for
that is so that it's not up in a place where
things get stored outside during the off-season.

MR. HASS: Oh, yeah. We don't store
anything out there anyway.

CHAIRMAN JAUQUET: Okay. Well, that's --
we want to keep to keep it that way.

MR. HASS: Yeah, definitely.

CHAIRMAN JAUQUET: And then, do we -- I,
mean don't you?

MEMBER BURNS: Right.

CHAIRMAN JAUQUET: Does anybody else have
anything?

MEMBER BURNS: The only question I have is
concerning music.

MR. HASS: Yeah.

MEMBER BURNS: And loudness of. We
wouldn't want you to compete with Claudio.

MR. HASS: No. What we have, we have
speakers out there just piped, we're leaving it
like that. I'm not putting any live music, nothing like that out there. It's not a large area. So it's piped music we've had. I mean, it's been out there for like 12 years now, 13 years. It's not -- it don't get crazy out there, it don't get loud.

CHAIRMAN JAUQUET: Oh, you've been playing music out there?

MR. HASS: I always have, yeah.

CHAIRMAN JAUQUET: Oh.

MR. HASS: But not -- you know, if you walk by the fence, you'll hear it.

CHAIRMAN JAUQUET: Yeah.

MR. HASS: But, really, you know, if you're out in that parking lot, you're not going to hear anything.

CHAIRMAN JAUQUET: Okay. The other -- one of the other concerns was the water runoff from that space.

MR. HASS: Right.

CHAIRMAN JAUQUET: Does that -- what's there now, and is that going to -- on the ground
now?

MR. HASS: There was a gravel kind of pit there.

CHAIRMAN JAUQUET: It's gravel?

MR. HASS: We'll put it back. And then we

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can also -- on Ben's building next door, we're
going to put a sump pump to pump the other side
of the tent right through that. So it's already
existing. It goes into the ground.

CHAIRMAN JAUQUET: Okay.

MR. HASS: And if we find that it's not
enough, we're thinking of going down below. I
was just talking to the guy about it, because
down below we've got two pumps. We can go right
into those that are underneath.

CHAIRMAN JAUQUET: The sump pumps drain
from under the building somewhere?

MR. HASS: Yeah.

MEMBER DOWLING: And where does the water
run to, that it goes into the sewer system or
does it just go into the street?

MR. HASS: Into the -- in the system.
MR. DOWLING: Okay.

CHAIRMAN JAUQUET: And that's the system under the front?

MR. HASS: He said -- he was telling me that that water, yeah, it can go through there.

CHAIRMAN JAUQUET: So -- and then part of that idea of drainage is what sort of -- is there going to be any landscaping around the -- around the interior perimeter?

MR. HASS: On the interior? You're just talking --

CHAIRMAN JAUQUET: Is there something to --

ditted plants?

MR. HASS: Yeah. Beautify it a little bit, either some plants, this and that, that's all we're doing.

CHAIRMAN JAUQUET: Yeah.

MR. HASS: Especially the first year.

MEMBER DOWLING: The question on the runoff, so the rainwater runoff is going to be diverted into the sewer system?

MR. HASS: Yeah. Well, the sewer system --
is the rainwater allowed in the sewer system?

    MS. WINGATE: No.
    MEMBER BURNS: No.
    MR. HASS: All right. It's not the sewer system, though. One's already set up for rainwater that's coming off of one building, that comes off his gutters.
    MEMBER DOWLING: Okay.
    MR. HASS: It's enclosed totally. It goes right into the ground.
    MEMBER DOWLING: Okay.

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    MR. HASS: So we're hooking into that. And underneath, I don't think that's a sewer system.
    MS. WINGATE: It could be a storm drain.
    MR. HASS: Right, and it gets pumped. Like if you get flooded, it gets pumped out into another system where it's supposed to go anyway. I'm not familiar with this stuff.
    CHAIRMAN JAQUET: So there's two sump pumps serving the back?
    MR. HASS: We already have two down there.
    CHAIRMAN JAQUET: Yeah.
MEMBER BURNS: Is that set up like --

MR. HASS: But the other one, I think it's just going -- I think the gravel might be enough for it, to tell you the truth. It's not like a lot.

CHAIRMAN JAQUET: What's under the gravel? It's just dirt under the gravel?

MR. HASS: That's what's been there.

CHAIRMAN JAQUET: Yeah, whatever's there, it's not concrete under the --

MR. HASS: Right now, we've got to break it up again. Somehow it got -- on the plans it showed the gravel, but somehow I guess the other guy must have went over it. You know, we got to put it back.

CHAIRMAN JAQUET: Yeah, okay.

MEMBER BURNS: I can't visualize that. Does that make sense?

MS. WINGATE: I'm not sure myself what's there, but we could look at it.

MR. HASS: I was talking to John Schott and he was telling me -- I don't know if you know

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John.

MS. WINGATE: I don't.

MR. HASS: All right. He does all the work -- a lot of work around here, and then he told me it was legal to do that, or that's how, you know, it would work.

MEMBER DOWLING: We just have to make sure it doesn't go actually into the sewer system.

MR. HASS: Right. No, definitely not.

MS. WINGATE: Yeah, it's definitely not allowed in the sewerage system.

CHAIRMAN JAUQUET: Where does the sump pump drain to now, do you know exactly?

MR. HASS: No.

CHAIRMAN JAUQUET: Can you find that out?

MR. HASS: I can. I don't know -- who would know that?

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CHAIRMAN JAUQUET: I mean, you should know anyway.

MS. WINGATE: We could do some exploration --

MEMBER DOWLING: Yeah.
MS. WINGATE: -- and find out where it's going. I could talk to --

MR. HASS: There's traps down there that takes different -- there's two of them, you know. One's, I guess, for sewage and the other one's not. There's two different ones --

CHAIRMAN JAUQUET: Yeah.

MR. HASS: -- that were built down there. They've been there a long time. And we just put new pumps in.

MS. WINGATE: Well, we have until next week to come up with some feasibility.

MEMBER DOWLING: Yeah.

CHAIRMAN JAUQUET: Yeah. You know, we're just concerned with the -- the runoff from the tent --

MR. HASS: Right.

CHAIRMAN JAUQUET: -- canopy is going to go into one place on probably two sides or three sides, or whatever. It's going to be to the edges.

MR. HASS: It will be two -- yeah, it
should be two sides there.

CHAIRMAN JAQUET: And if there were vegetation or dirt, or something that can absorb that, that's just natural --

MR. HASS: Right.

CHAIRMAN JAQUET: -- is something that we might prefer.

MR. HASS: I'd rather that, too, than have pumps.

CHAIRMAN JAQUET: So what are the other things here? The gate, the egress and the security.

MR. HASS: Right. The gate's going to be a push-bar. I want to see if I can get --

CHAIRMAN JAQUET: So that people can get out of there?

MR. HASS: Yeah.

CHAIRMAN JAQUET: Out to the parking lot?

MR. HASS: It will always -- it will never be locked.

CHAIRMAN JAQUET: Yeah.

MR. HASS: You know, you can always push it out.

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MEMBER DOWLING: There's not a gate there now, is there?

MR. HASS: Yeah.

MEMBER DOWLING: There is?

MR. HASS: Yeah.

CHAIRMAN JAQUET: So that's going to be a wood --

MR. HASS: I just wanted to see if it was possible, the same gate, to put the push-bar, but my partner, that's what he does, he's security and all this, you know.

CHAIRMAN JAQUET: Okay.

MR. HASS: Alarms, this and that. So he said they can do it, he's going to do it.

MEMBER DOWLING: You said you're going to have that open until one a.m. in the morning?

MR. HASS: I'm going to try to keep the door open until about one in the morning, then I shut it. That way you can't get in from the outside. It's up to how busy it gets. If the parking lot's too busy, I'm going to have the door closed, if you get too many walkers.

MEMBER DOWLING: Yeah.

MR. HASS: At that time, you get the wrong
MEMBER DOWLING: Right. At one o'clock in the morning, you also have residential apartments above, so I was just wondering about the noise and stuff like that. I don't know if -- what the zoning is for noise outside.

MS. WINGATE: That's up to you guys to decide.

MEMBER DOWLING: Right, okay. But there's no zoning requirements for that?

MR. HASS: Yeah, it is, there's always a lot of noise in that area. They don't --

MEMBER DOWLING: Or laws in the Village for congregating past a certain hour or anything like that?

MS. WINGATE: Let's see. We have some residential units above Rose and Dee's, and we will be having residential units above the laundromat, one unit, soon. There's not a lot of residential units, but certainly noise from the parking lot is an issue.

MEMBER DOWLING: Right.
MR. HASS: It's loud out there.

MEMBER DOWLING: Yeah.

MR. HASS: In the summer, three in the morning, it's loud out there.

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MEMBER DOWLING: Yes.

CHAIRMAN JAUQUET: You already play music in the back anyway.

MR. HASS: In the front, too, everybody has speakers outside. It gets loud.

CHAIRMAN JAUQUET: Yeah.

MR. HASS: The police usually come around at 12 o'clock, they give us a sign to lower it, they tell us when, and it all gets lowered.

MEMBER BURNS: So can we have that written into your final --

MR. HASS: Oh, yeah, yeah. That's when we lower everything, midnight, for outside.

CHAIRMAN JAUQUET: And what time does the restaurant close itself?

MR. HASS: The restaurant's going to be going until about one this summer.

CHAIRMAN JAUQUET: Same thing.
MR. HASS: We're going to leave it a little later. It was 11, 12.

CHAIRMAN JAUQUET: Is there any signage that's going to be on the gate or anything out there on that boundary?

MR. HASS: No.

CHAIRMAN JAUQUET: At the south boundary, any other surfaces in itself?

MR. HASS: The only sign I need for that side will be a small dress code type of sign. That's what I did last year, but I take it down, because it applies on weekend nights mostly.

CHAIRMAN JAUQUET: So how do they know it's the Rhumbline, isn't there a sign?

MR. HASS: Oh, there is on top of the gate. It says "Rhumbline Restaurant" on top of the gate.

CHAIRMAN JAUQUET: All right. That's -- MEMBER DOWLING: That's a preexisting sign that's there already?

MR. HASS: Yeah, that's it. I'm not changing it.
CHAIRMAN JAUQUET: So that's your sign for the --

MR. HASS: Yeah.

CHAIRMAN JAUQUET: -- backyard operation?

MR. HASS: That's what it is.

CHAIRMAN JAUQUET: So what about the drainage and the interior absorption landscaping and all that? Do you want to put a plan together that, I mean --

MR. HASS: I can try to do it that way.

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CHAIRMAN JAUQUET: Do maybe a more detailed thing on that, on that one portion, like talk about it with your partner. I mean, what do you guys think? I mean --

MEMBER BURNS: Yeah. And where does the water run now?

MEMBER DOWLING: Yeah.

MEMBER BURNS: Rainwater.

CHAIRMAN JAUQUET: Do you maybe have an answer to that?

MR. HASS: From the building?

MEMBER BURNS: In the back, yeah.
MR. HASS: I don't have an answer for that.

There's about three different pipes coming out, then I got the next doors's pipe coming on to my -- the next door's stuff coming on my back, too.

MS. WINGATE: It's a big octopus up there.

MR. HASS: Yeah.

MS. WINGATE: Yeah.

CHAIRMAN JAUQUET: Oh, it is? Yeah.

MR. HASS: Yeah.

MS. WINGATE: I'll go out this week and have a look at it.

CHAIRMAN JAUQUET: I mean, we're just -- you know, I'd say the east and west edges inside.

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MR. HASS: Right.

CHAIRMAN JAUQUET: If there were, you know, a -- you know, landscaping strips that went down some to --

MR. HASS: Right.

CHAIRMAN JAUQUET: I mean, I don't know what it looks back there, but --

MEMBER DOWLING: Is this all concrete slab right there?
MR. HASS: Actually, I'd probably do something like that.

MEMBER DOWLING: Is it just a concrete slab now?

MR. HASS: It's a concrete slab, yeah.

CHAIRMAN JAUQUET: Where's the gravel that you're talking about?

MR. HASS: There was. Somebody went over it with the cement. I've got to open it up again.

CHAIRMAN JAUQUET: Oh, I see, I see, I see.

MR. HASS: I guess the last guy that was there didn't realize what it was for, you know.

MEMBER DOWLING: So are you thinking of doing the whole back over in gravel now?

MR. HASS: No, no.

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MEMBER DOWLING: Just in this area?

MR. HASS: Yeah, I'll do the area -- I think we can manage to do that, actually, if that works. That would be more of a natural kind of drain-off.

CHAIRMAN JAUQUET: Yeah. And then your
decorating scheme landscape-wise inside would just be --

MR. HASS: I could work more on it that way.

CHAIRMAN JAUQUET: -- in the containers. Add that to it, too.

MR. HASS: Yeah.

CHAIRMAN JAUQUET: If you're going to do some landscaping, tell us if it's going to be in the ground or in containers.

MR. HASS: Right.

CHAIRMAN JAUQUET: And, you know, come up with a some sort of a response on that drainage, and whether it's feasible for you to put, you know, a strip on both sides that's, you know, naturally absorbant.

MR. HASS: Right.

CHAIRMAN JAUQUET: Or not, you know.

MR. HASS: No, that's easy enough also.

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CHAIRMAN JAUQUET: Well, okay. Does that -- how does that sound so far?

MS. WINGATE: (Nodded yes.)
MEMBER BURNS: I don't know that we have a hydro -- somebody who looks at water down there. But the water along that area is really problematic because it encroaches from the bay and --

MR. HASS: Yeah, in the front there, actually.

MEMBER DOWLING: Yeah, so close to the water table and the groundwater wells up when you get really high tides.

MEMBER BURNS: The water table, yeah. The water table is right there.

CHAIRMAN JAQUET: You don't get water coming in from the sidewalk, though?

MR. HASS: No, no.

CHAIRMAN JAQUET: In the back. In the back I'm talking.

MR. HASS: Actually, he's right, because -- well, in the back we don't have the problem, but in the front you get it.

CHAIRMAN JAQUET: Yeah.

MR. HASS: But when you have torrential

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rains, they fill up, you know, you'd get it.

CHAIRMAN JAUQUET: What's underneath that, it's crawl space, the whole restaurant?

MR. HASS: Yeah.

CHAIRMAN JAUQUET: Just like all the other stores?

MR. HASS: You can -- actually, it's about this high under there (indicating). I think all the buildings have something like that.

CHAIRMAN JAUQUET: Yeah.

MS. WINGATE: They're very old.

MR. HASS: Yeah.

CHAIRMAN JAUQUET: Yeah.

MS. WINGATE: And very wet.

MR. HASS: But it's always really dry down there. We never have water down there.

CHAIRMAN JAUQUET: Otherwise, other than the storms?

MR. HASS: We never have -- well, we keep this -- I guess I've only been there a year and-a-half, we went through three pumps already, but, I mean, we keep it dry.

CHAIRMAN JAUQUET: Yeah.

MR. HASS: I know when I first got there, I guess there was a lot of water there. I got all
the plumbing redone --

CHAIRMAN JAUQUET: Yeah.

MR. HASS: -- and I never get water down there anymore, never a buildup.

CHAIRMAN JAUQUET: Right. Okay.

MR. HASS: Because, if you do, it gets smelly down there.

CHAIRMAN JAUQUET: Right, right.

MR. HASS: You know, it gets bad.

CHAIRMAN JAUQUET: Right.

MR. HASS: So we can't let that happen.

CHAIRMAN JAUQUET: All right. So give us a -- Eileen will have a look at that, and then give us a more detailed idea of the --

MR. HASS: All right.

CHAIRMAN JAUQUET: -- drainage and the landscaping issues. The rest of it seems okay.

MEMBER BURNS: Yeah.

MEMBER MC MAHON: One question on the tent. The frame will be bolted in. That will be taken down, as well as the canvas, at the end of the season?
MR. HASS: Well, I know the canvas has got to get taken down. Do I have to take down the frame, too?

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MEMBER MC MAHON: Well, that's my question.

MR. HASS: Yeah. Usually I would still leave the frame. That way I can put the canvas up again the year after.

MEMBER MC MAHON: Okay.

MR. HASS: I mean, if I have to take it down, I'll take it down, you know.

CHAIRMAN JAUQUET: What was your question?

MEMBER MC MAHON: My question was about the frame for the tent, if that would be taken down at the end of the season, as well as the canvas covering for it.

CHAIRMAN JAUQUET: Yeah, I think that's what we're requesting.

MR. HASS: The frame also?

CHAIRMAN JAUQUET: Yeah. Yeah, I think so.

MR. HASS: I got to see how that works with the frame.

CHAIRMAN JAUQUET: I don't know.
MS. WINGATE: That might lead to some structural issues.

CHAIRMAN JAUQUET: Oh. So the idea was to leave the frame up? I thought it would just be cleared out completely.

MR. HASS: Just take the canvas and leave

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MEMBER DOWLING: Well, I think if it's a temporary structure, it's got to be approved to removed probably.

MS. WINGATE: I'd like to go back to the code book and read that further.

CHAIRMAN JAUQUET: Yeah. Oh, okay. So you're thinking of leaving it, leaving that up?

MR. HASS: Yeah, the frame.

CHAIRMAN JAUQUET: Yeah. I thought it would all come out.

MR. HASS: I mean, I don't have to.

CHAIRMAN JAUQUET: Yeah. All right.

MR. HASS: I don't know how they come apart and stuff. Yeah, I got to see how they are. I didn't even -- you know, the company talked about
it. I didn't ask them all about that yet.

CHAIRMAN JAQUET: Yeah. You know, Mill's might have just a take-down, build-up service, too --

MR. HASS: Yeah.

CHAIRMAN JAQUET: -- I think, with awnings around town.

MR. HASS: Yeah.

CHAIRMAN JAQUET: Yeah, see what he says about that. I mean, I'm not -- not to say that Mill's is doing -- making the frame, too.

MR. HASS: Right.

CHAIRMAN JAQUET: Is he?

MR. HASS: I don't know yet.

MEMBER DOWLING: Yeah. But if it is a temporary structure, it might have to --

MR. HASS: There's two people so far that --

MEMBER DOWLING: -- not be up full-time.

CHAIRMAN JAQUET: Well, he said either Mill's or a tent company.

MR. HASS: Yeah. There's one in
Huntington --

CHAIRMAN JAQUET:  Oh, in Huntington.

MR. HASS:  -- also that's looking at it.

CHAIRMAN JAQUET:  No. We'd like to know either way what your intention is that way.

MR. HASS:  Yeah.

MEMBER DOWLING:  And, Eileen, if you can check to see if that can be left up all the time or not, whether it's covered or not.

MS. WINGATE:  That's a good question; I don't have an answer.

CHAIRMAN JAQUET:  Okay. So --

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MEMBER DOWLING:  The only other thing that really stands out for me is if there's any ordinances in the Village for how late bars can have people outside, you know, noise, and music, and stuff like that.

MS. WINGATE:  We don't have an ordinance. We have a noise ordinance, but it's very hard to enforce. So that's why the Planning Board is important, because we'll get what Terry says on record.
MEMBER DOWLING: Okay. Well, I think maybe I'll look into it to make sure that there isn't -- this doesn't interfere with any kind of noise ordinances in the Village. We have to make sure of that.

MR. HASS: You know, the police enforce the noise a little. They do pretty good with it.

MEMBER DOWLING: Right.

MR. HASS: And they're not tough about it, but they come in and let you know. If you don't do it, they say it again and you get it done. You know, they get you, in other words.

MEMBER BURNS: They do, but it's important to put it in writing how late it is. And the water --

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MEMBER DOWLING: Yeah. I just want to make sure. If the noise ordinance says that, yeah, you really can't have noise after midnight, then we can't approve this saying that's it's until one a.m. so I'll just look into that.

MR. HASS: Well, they have the meter. They have the noise meter.
CHAIRMAN JAUQUET: Yeah.

MR. HASS: I know they know where you can go and where can't after what time.

MEMBER DOWLING: But we'd rather that you self-regulate it so we didn't have the police come to turn you off, so.

CHAIRMAN JAUQUET: And the seven-foot-tall gate, the whole back fence is seven feet tall, is it?

MR. HASS: With the sign.

CHAIRMAN JAUQUET: With the sign. The sign makes it higher?

MR. HASS: The gate -- the gate, I believe, is six, and then you got the sign on top. It's about 12 inches, so it's seven all together. It looks like part of the gate.

CHAIRMAN JAUQUET: I see. I see.

MR. HASS: That's why.

CHAIRMAN JAUQUET: So people walking by can't really look in, can they?

MR. HASS: No.

CHAIRMAN JAUQUET: I mean, you wouldn't want that. All right.

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MS. WINGATE: Yeah. Our ordinance is only for a six-foot fence.

MR. HASS: Yeah.

MS. WINGATE: So you might have to take your sign and put it on the fence instead of above the fence.

MR. HASS: We did that, though, and everybody -- we have trouble, everybody coming over the fence.

MS. WINGATE: Well, then you have to go to Zoning Board and ask for the extra foot fence.

MEMBER BURNS: You're saying that the sign over the gate isn't -- wouldn't work, wouldn't be right?

MS. WINGATE: It's there now. I never wrote a permit for it and it really doesn't work with the code. So since it has come up, the signs need to -- the signs need to comply.

MEMBER DOWLING: Okay. So there's no sign -- no permit for -- they haven't had any -- okay.

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MS. WINGATE: Not for the rear signs. We
have a sign permit for the front sign, uh-huh.

MEMBER DOWLING: So, you know, the Village has an ordinance. In the code, there's the sign, it's got to fit the boundaries, where I think it's like a two square feet of surface area, I think.

MS. WINGATE: Oh, no, that's a different type of sign.

MEMBER DOWLING: They don't?

CHAIRMAN JAUQUET: I was wondering. Okay.

MR. HASS: Yeah. You got to come by Monday. Well, you know it, right, you've seen it?

MS. WINGATE: I've seen it.

MR. HASS: You got to come by and look at it.

CHAIRMAN JAUQUET: So that what you're saying is the sign is -- the sign makes the fence barrier structure too high?

MS. WINGATE: Too tall. Too tall, yeah.

MEMBER MC MAHON: That's an issue.

CHAIRMAN JAUQUET: If they moved it down a foot, it would work?

MS. WINGATE: If it were a foot shorter, it would work. And I didn't hear you.

MEMBER MC MAHON: So it's an issue for the
Zoning Board, but that's not --

MS. WINGATE: Terry will fix it. I'm sure he doesn't want to go to the Zoning Board. I don't know when those signs showed up. I just saw them the other day.

MR. HASS: You didn't come in.

MS. WINGATE: I've been busy.

CHAIRMAN JAUQUET: Okay. So the way -- let's see. We're going to request a more detailed landscaping, water analysis.

MR. HASS: Okay.

CHAIRMAN JAUQUET: The fence, solution for the fence height. Sign's okay. Fence, the whole structure's too high, and what you're going to do about that. And I guess those are the -- so are probably the two issues. Was there something else?

MEMBER DOWLING: I'll check on the noise ordinance.

CHAIRMAN JAUQUET: And noise.

MEMBER DOWLING: Tent frame, whether that can be left up or not.

CHAIRMAN JAUQUET: And the frame,
permanent. Well, it's a year-round frame in place.

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1 MR. HASS: Yeah. If it has to be taken down, I can take it down, it's not --
2 CHAIRMAN JAUQUET: Yeah.
3 MR. HASS: I'd just like it solid to the ground, because it gets windy --
4 CHAIRMAN JAUQUET: Right.
5 MR. HASS: -- you know, in the summer.
6 CHAIRMAN JAUQUET: Right.
7 MR. HASS: I'd like it to be like bolted in and really sturdy.
8 CHAIRMAN JAUQUET: Yeah.
9 MEMBER DOWLING: I think if it's bolted in, then it becomes a permanent --
10 MR. HASS: I don't -- you know, I don't think it does, because it makes it harder to take it out, and then you'll have the holes in the cement and all that stuff.
11 MEMBER DOWLING: I think the main purpose for us is probably to keep it as a temporary structure and not be permanent, so.
CHAIRMAN JAUQUET: Okay. So we're going to -- we're going to talk next time. We're going to talk about noise, water, fence and the time, the music time. Okay. So what are we going to ask him to do for next time, the water analysis?

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MEMBER BURNS: Yeah. If we can have a more specific plan for water, and if we can have a specific time for the cutoff of music, and if we can have -- apparently, the gate is a problem. I don't know that, but it's a zoning problem.

MS. WINGATE: Well, the height of the fence, there's a solution out there.

CHAIRMAN JAUQUET: Okay.

MS. WINGATE: Let him figure it out.

CHAIRMAN JAUQUET: All right. So, basically, there'll be further discussion on these issues.

MEMBER DOWLING: It sounds like tomorrow you can take a walk over to the Building Department for the fence.

CHAIRMAN JAUQUET: Okay. So that's --

MEMBER BURNS: Okay. We're --
CHAIRMAN JAUQUET: -- going to be continued next time for discussion. Okay. Anything else?

MR. HASS: That's it.

CHAIRMAN JAUQUET: Okay.

MR. HASS: So that's all I'm doing is the water, right? I got to --

CHAIRMAN JAUQUET: Well, you're going to have a plan for the water.

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MR. HASS: Right.

CHAIRMAN JAUQUET: Something that's more concrete than this discussion. And then we're going to really basically -- you may have a solution for the fence height.

MR. HASS: Yeah.

CHAIRMAN JAUQUET: And then we want to talk further about the permanency of the structure and the noise time thing.

MR. HASS: Right, that fencing, right.

CHAIRMAN JAUQUET: Those last two are discussions. The other two you may have an answer for.

MR. HASS: All right.
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300C Main Street. Nick DeCillis, the new tenant, proposes to open and operate an Italian Specialty Store with tapas, and would like to obtain a wine and beer tavern license; Section 7 -- Section 4, Block 7, Lot 29.1.

Is Nick here?

MS. WINGATE: Nick is not here.

CHAIRMAN JAUQUET: Okay.

MEMBER MC MAHON: Is this the building that used to be Razzle's many years ago?

MS. WINGATE: Yes.
CHAIRMAN JAUQUET: Yeah.

MEMBER BURNS: Not much we can do without some discussion of exactly what he's planning.

CHAIRMAN JAUQUET: Well, you know, we can talk about what he's doing so far. And this one is -- this was the coffee/gelato and now it's going to become a tapas, with a request for a wine bar and -- I mean, I don't know what he's going to do in the interior. Is he gutting the interior to make something else?

MS. WINGATE: I'm not comfortable speaking for him.

CHAIRMAN JAUQUET: I see, okay.

MEMBER DOWLING: That's why we need to table this until he's here to explain it for us.

MS. WINGATE: What I understand is he's just moving right in, turnkey.

MEMBER DOWLING: So no changes to the exterior or anything?

MEMBER MC MAHON: I'm assuming there's a sign somewhere.

CHAIRMAN JAUQUET: And I would guess the
permits he needs to get the liquor licenses are not really in our hands.

MEMBER DOWLING: Has anybody in that space before ever had a liquor license?

MEMBER BURNS: I don't remember anybody.

MS. WINGATE: Not in my history.

MEMBER BURNS: Not in mine.

CHAIRMAN JAUQUET: So, I mean, the question is what is he going to do with the interior? You know, he can have a gelato-themed tapas bar, probably. He's going to probably to do something --

MEMBER DOWLING: Sounds like he's got a bunch of different retail items also.

CHAIRMAN JAUQUET: Yeah.

MEMBER DOWLING: And serve wine and beer.

CHAIRMAN JAUQUET: And the space itself is

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MEMBER DOWLING: There's nothing about seating or anything like that. I'm not sure if he's selling this to go, or is he --

CHAIRMAN JAUQUET: I mean, he's got a
MEMBER BURNS: Well, according to his description, there's one, two, three, four, five --

CHAIRMAN JAUQUET: Well, there's three interior.

MEMBER BURNS: Three interior, two on the outside.

MEMBER DOWLING: There's five on the outside.

CHAIRMAN JAUQUET: Five on the outside in that. But that's sort of a common area, isn't it?

MEMBER MC MAHON: Well, no. There's a porch that's sort of just for that area.

CHAIRMAN JAUQUET: Oh. Oh, it is, yeah. Right, you see it in the picture, definitely.

MEMBER BURNS: Well, I'm not clear. It looks like he may be intending to extend that outdoor.

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CHAIRMAN JAUQUET: Yeah, because it doesn't look --
MEMBER MC MAHON: On the other side of the wall.

MEMBER DOWLING: Oh, it looks like it's all inside the stone wall, right?

CHAIRMAN JAQUET: Yes, it's all inside the stone wall. Yeah, that's right.

MEMBER DOWLING: Basically, what he's got in mind are tables and chairs; if he's putting umbrellas out or anything like that, or signage.

CHAIRMAN JAQUET: Yeah. We're going to have to ask him about that. Have they started work on it yet?

MS. WINGATE: Uh-uh.

CHAIRMAN JAQUET: Well, there's got to be a sign, so, you know, that's --

MEMBER MC MAHON: Well, it looks like the last picture.

CHAIRMAN JAQUET: And the question is can they -- you know, if they have seats out there, can they bring liquor out of the building and put it on the outside if there's space? I guess they can. I don't know if there's a --

MS. WINGATE: I don't think they're allowed
to do that.

CHAIRMAN JAUQUET: I mean, don't they --

MEMBER DOWLING: Because he's on private property.

MS. WINGATE: It's definitely private property.

CHAIRMAN JAUQUET: What's the difference between that and, you know, his canopy drinking thing?

MS. WINGATE: I don't know.

CHAIRMAN JAUQUET: Yeah. The question is whether, you know, people are out there drinking, is it the same as, you know, in front of the place on First and Third, the wine, you know, across from the IGA? I mean, that's all outdoor.

MEMBER DOWLING: First and South there.

CHAIRMAN JAUQUET: First and South yeah.

MEMBER DOWLING: I mean, I think -- I mean, in mind, I think if you're on private property, you're -- you know, it's not leaving.

CHAIRMAN JAUQUET: Yeah, yeah.

MEMBER DOWLING: If it's an open container, as long as it's on private property, that's legal. But once the -- open containers can't
across on the street, and the sidewalk.

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MEMBER MC MAHON: Noah's and Frisky have outdoor.

MEMBER DOWLING: Yeah. I think as long as it's on private property, that's fine.

CHAIRMAN JAUQUET: Frisky, what does frisky do?

MEMBER MC MAHON: Didn't they at one point have two tables out there?

CHAIRMAN JAUQUET: Oh.

MS. WINGATE: No, very briefly.

MEMBER MC MAHON: Very briefly.

CHAIRMAN JAUQUET: Thank you. But Noah's --

MS. WINGATE: Noah's serve -- I don't know that they serve alcohol outside.

MEMBER DOWLING: I'm sure they do.

MEMBER MC MAHON: But they have it roped off, I guess.

MEMBER DOWLING: Yeah.

MEMBER MC MAHON: If that matters, I don't know.

CHAIRMAN JAUQUET: Okay. So it's sort of
hard to see what's going to happen there.

MS. WINGATE: I can run that by the Village Attorney and find out if there are rules and regs.

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CHAIRMAN JAUQUET: Regarding that? Okay.

MEMBER DOWLING: I mean, it's outdoors, but it is on private property, so I don't know how we can -- but I think for us, I think, really is, you know, how is it going to be presented outside.

CHAIRMAN JAUQUET: Yeah.

MEMBER DOWLING: I mean, there's a line-drawing of tables, but we don't know what they look like, and if there's going to be umbrellas or anything like that, or signage.

CHAIRMAN JAUQUET: And what about liquor license within, you know, the distances of schools, synagogues and that kind of thing?

MEMBER DOWLING: Well, you've got another place with a liquor license right next to it on the same property, so I'd assume that --

CHAIRMAN JAUQUET: Yeah. Is there a liquor
license?

MS. WINGATE: It's outside of the Building Department purview. I don't know much about that.

CHAIRMAN JAUQUET: When does he have to show up?

MS. WINGATE: He should have been here. He was told to be here. If you --

CHAIRMAN JAUQUET: And we were going to just discuss, and we're -- we are going to approve his new use; is that what we're eventually going to do?

MS. WINGATE: Eventually.

CHAIRMAN JAUQUET: Approve the activity, the new activity that's going on in there?

MS. WINGATE: (Nodded yes.)

CHAIRMAN JAUQUET: Okay. All right. So -- MEMBER DOWLING: I think maybe we need to see him.

CHAIRMAN JAUQUET: Right.

MEMBER DOWLING: Or some representative to tell us what's exactly going on, how they plan on
doing this.

CHAIRMAN JAUQUET: Okay. So next time we can -- can we put this on the agenda for next time and just as a continued discussion?

MS. WINGATE: (Nodded yes.)

CHAIRMAN JAUQUET: Okay. How does he know that this is on, then?

MS. WINGATE: (Pointed to herself.)

CHAIRMAN JAUQUET: Okay

MEMBER MC MAHON: Or if he is planning on putting a sign up, if he could bring some sort of mockup of that so we can approve that.

CHAIRMAN JAUQUET: What did you say?

MEMBER MC MAHON: If he's going to be putting a sign up somewhere, if he could bring a mockup of that.

MEMBER DOWLING: Yes.

CHAIRMAN JAUQUET: Yeah, yeah, right.

MEMBER MC MAHON: So we can address that.

CHAIRMAN JAUQUET: Signage.

MEMBER DOWLING: The tables, general decoration on the sign.
CHAIRMAN JAUQUET: Yeah, yeah, right, his outdoor --

MEMBER DOWLING: And what kind of landscaping.

CHAIRMAN JAUQUET: -- and decoration. I think I'll just -- you know, I'll basically leave it sort of like that, and add maybe signage and other changes that are going to be made to support his idea.

Okay. Then Item #5 is a motion to schedule the April 3rd, 2014 regular meeting, and the April 24th, 2014 work session meeting.

MEMBER BURNS: So moved.

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CHAIRMAN JAUQUET: All in favor?

MEMBER BURNS: Aye.

MEMBER DOWLING: Aye.

MEMBER MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

And then Item #6 is the motion to accept the minutes for the following:

The February 27th, 2014 work session.

Anyone second?
MEMBER BURNS: Second.

CHAIRMAN JAUQUET: All in favor?

MEMBER BURNS: Aye.

MEMBER DOWLING: Aye.

MEMBER MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

MS. WINGATE: Excuse me. Before you adjourn, Mr. Cuddy is here.

CHAIRMAN JAUQUET: I was going to see if anybody else wanted to say something.

MR. CUDDY: If you don't mind my approaching.

CHAIRMAN JAUQUET: Go right ahead.

MR. CUDDY: I just have a map that I'd ask the Chairman to sign. This is a map that's been signed previously for Thomas Monsell. It's a two-lot subdivision between First and Second Street. It's been signed several times, because we've gone back and forth as to whether the old map was abandoned. There was another map there.

I had Ms. Atkinson, who was the preceding Chairman, Chairperson, sign it. And I would just
ask if you would sign it again so I can file it, because I can't file it unless it gets signed within a 60-day period. The 60 days has expired because there was no one here to sign it.

CHAIRMAN JAUQUET: Okay.

MR. CUDDY: So that's all it is. I'm just asking you to sign it. I can show you the map.

CHAIRMAN JAUQUET: All right. Well, do you want to brings that up here?

MR. CUDDY: Thank you.

CHAIRMAN JAUQUET: Have we seen this before?

MS. WINGATE: You have not seen this. This goes bay way back. This goes back to Lara, Amy.

MR. CUDDY: No. It was approved a while ago. There's nothing about the map that's changed. What's happened is that every time that we brought it to the County, they found something else that was a problem. This as a layout is fine.

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One of the problems that they found was that there was an old map from 1890 that had never been abandoned, so we had to abandon it.
When we abandoned it, we had to have somebody sign it. The Mayor signed it because he didn't have any Assessor here. Then the County Clerk decided that the Town Assessor in Southold could sign it, so we brought it in. When that happened, the time ran out again. So each time we've done it, something happened. When I finally brought it back, which is the last time it was signed, there was a mislabeling in the description of one of the lines, and the title company, they just made an error.

And so it's the same map and has never changed, but we're just trying to get it filed, and Mr. Monsell has been very patient.

MEMBER MC MAHON: And I'm not sure if it matters or not, but Judy no longer lives there.

MS. WINGATE: It's now or formerly.

MEMBER MC MAHON: Oh, okay. Okay.

MR. CUDDY: That's the way --

MEMBER MC MAHON: I didn't want you to have it rejected one more time.

CHAIRMAN JAUQUET: So this is an existing
house, right?

MS. WINGATE: Yes.

MR. CUDDY: That's a house. And all he did -- this is his house and all he's doing is breaking this lot in half.

CHAIRMAN JAUQUET: Oh, okay.

MR. CUDDY: Which meets the requirements. So this is a vacant lot, this is his house lot.

MEMBER BURNS: That's all we're looking at?

MR. CUDDY: That's right. And it's been going and going.

MEMBER DOWLING: This is the blue house, I guess, right?

MR. CUDDY: That's right.

MS. WINGATE: Yes.

CHAIRMAN JAUQUET: The blue one, yeah.

MEMBER DOWLING: That's right. The one that is in the -- right.

MEMBER BURNS: Do we need the motion to have you sign it?

MS. WINGATE: I don't believe so. I think this is just procedural.

MR. CUDDY: Just a question of signing it.

CHAIRMAN JAUQUET: Procedural, okay. So where do I sign it?
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MR. CUDDY: You would sign it -- well, we'll try to find a place. Maybe you can sign it right down here.

MS. WINGATE: And date it.

MR. CUDDY: And just date it.

MS. WINGATE: Probably.

MR. CUDDY: Unfortunately, there are five copies to sign.

CHAIRMAN JAUQUET: Okay. And today is --

MR. CUDDY: Today is the 27th.

MEMBER BURNS: Seems like some things are never done.

MR. CUDDY: This is the longest subdivision I've ever done. I've done many, many subdivisions in Southold, but I've never had one that lasted for two-and-a-half years.

CHAIRMAN JAUQUET: So when are they going to subdivide this out?

MS. WINGATE: It's been subdivided.

CHAIRMAN JAUQUET: It has been?

MR. CUDDY: That's been subdivided.

MS. WINGATE: We have a house, we have a
new house right there.

CHAIRMAN JAUQUET: It's already there?

MS. WINGATE: It's already there.

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CHAIRMAN JAUQUET: Oh, my God.

MS. WINGATE: It was a modular house they brought on a flatbed.

CHAIRMAN JAUQUET: Oh, really? Oh, that's why it was so fast.

MS. WINGATE: And it's not bad.

CHAIRMAN JAUQUET: That's the wave of the future.

MR. CUDDY: It's not bad, okay.

MS. WINGATE: It's not good, it's not bad.

MR. CUDDY: Do you make them do anything special for modulars, or you have to --

MS. WINGATE: Actually, modulars are really interesting. They are certified by the State, and the Building Inspector has very little, other than the final inspection and a lot of paperwork. But I don't --

MR. CUDDY: But in Riverhead they make you go through all sorts of things. Thank you. I
think you got them all.

CHAIRMAN JAUQUET: Okay. I was going to
ask if you were waiting for us, why you were
here.

MR. CUDDY: That's all. I just wanted to
wait until the end of meeting. And I appreciate
you doing this.

MS. WINGATE: And now you can adjourn.

Thank you.

CHAIRMAN JAUQUET: Okay. And a motion to
adjourn.

MS. WINGATE: Looking forward to this.

CHAIRMAN JAUQUET: Motion to adjourn.

MEMBER MC MAHON: Second it.

CHAIRMAN JAUQUET: All in favor

MEMBER BURNS: Aye.

MEMBER DOWLING: Aye.

MEMBER MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

(Whereupon, the meeting was adjourned at
5:48 p.m.)
March 27, 2014

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 27, 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 6th day of April, 2014.

____________________
Lucia Braaten