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VILLAGE OF GREENPORT
PLANNING BOARD
WORK SESSION
April 24, 2014
5:00 p.m.

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

- Appearances:
Peter Jauquet – Chairman
Ben Burns – Member
Chris Dowling – Member

Joseph Prokop, Village Attorney
David Abatelli, Community Development

Director

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

3 CHAIRMAN JAUQUET: This is the Village of
4 Greenport Planning Board, April 24th, 2014, and
5 this is a work session meeting.

6 And the first agenda item, #1, is a continued
7 discussion on an application submitted by Imran
8 Qasim Khan, owner of Layyah Corp., requesting a use
9 evaluation for the addition of a car service
10 office/operation into the existing convenience
11 store. The is ZBA is finalizing the interpretation
12 request for this use. The store is located at 331
13 Front Street; Section 6, Block 2, Lot 17.

14 Has there been an update on the Zoning
15 Board's action on this?

16 MR. ABATELLI: The Zoning Board did make a
17 decision. The Zoning Board did make a decision,

18 but it's not in its final form for you guys. But,
19 basically, they agreed that that's a permitted use
20 in that zone.

21 CHAIRMAN JAUQUET: Okay.

22 MR. ABATELLI: So it's not specific to this
23 property, just that taxi operations are permitted
24 in the Retail Commercial Zone. That was all they
25 were really charged with.

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1 CHAIRMAN JAUQUET: And when does that -- when
2 does that final form get published, or does it?

3 MR. ABATELLI: I'm not sure.

4 CHAIRMAN JAUQUET: Anyway, they --

5 MR. ABATELLI: Relatively soon, I guess.

6 CHAIRMAN JAUQUET: All right. So this item
7 agenda, first item agenda is open for discussion if
8 anybody from the audience wants to say anything,
9 because I don't think there's been any feedback
10 from any --

11 MR. ABATELLI: Nothing changed as an
12 application.

13 CHAIRMAN JAUQUET: Huh?

14 MR. ABATELLI: Nothing changed as an
15 application.

16 CHAIRMAN JAUQUET: Yeah, right.

17 MR. BURNS: I move we continue to table until
18 we get a definitive from the ZBA.

19 CHAIRMAN JAUQUET: Okay. Do we have to move
20 a motion on this stuff for this meeting, move to
21 continue to table?

22 MR. ABATELLI: Well, I'm not sure. Well,
23 what the Zoning Board did was tell everybody to
24 come here, because people were at the Zoning Board.
25 I don't want to really get too into this, but

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1 people were at the Zoning Board complaining about a
2 variety of things relative to this property, which
3 had nothing to do with their decision whether --

4 MR. BURNS: I'll take that back.

5 MR. ABATELLI: -- taxis are permitted in the
6 zoning or not. So I think a lot of those people
7 are here, so -- being that they were told to come
8 here by the Zoning Board. So congratulations.

9 CHAIRMAN JAUQUET: Well, what was our last

10 discussion? The last time we talked about it, we
11 were concerned about the car, the signs, and the
12 placement of the car, meaning where it's going to
13 be parked --

14 MR. DOWLING: Correct.

15 CHAIRMAN JAUQUET: -- during the operation,
16 and we were not -- you know, they said it's a
17 permitted use. We weren't sure at that point. And
18 it may be a permitted use inside, but we're not
19 sure about the --

20 MR. ABATELLI: Right. I mean --

21 CHAIRMAN JAUQUET: -- the outdoor signage on
22 the -- and what the car's going to look like, and
23 if there's going to be signs on the car.

24 MR. DOWLING: Right. So he would still have
25 to get us an updated, you know, plan for the sign,

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1 which also has to go to the HPC, because they
2 decide finally on the actual sign.

3 MR. ABATELLI: Yeah.

4 CHAIRMAN JAUQUET: And we don't necessarily
5 have to approve an outdoor sign, do we?

6 MR. ABATELLI: I really don't want to get --

7 CHAIRMAN JAUQUET: Okay.

8 MR. ABATELLI: -- too much into answering
9 questions other than maybe to say you certainly
10 don't need to make a decision, and probably should
11 not make a decision tonight. But it may be not a
12 bad idea to listen to any people that want to talk,
13 that want to comment.

14 CHAIRMAN JAUQUET: Yeah, right. Okay.

15 MR. DOWLING: So --

16 CHAIRMAN JAUQUET: So we should read their
17 agenda? Is anybody here?

18 MR. DOWLING: I think they definitely want
19 to --

20 CHAIRMAN JAUQUET: Do these people want to
21 say something? Okay. Go ahead. That's what I was
22 asking before.

23 MS. GREENBERG: Yes. My hand was up.

24 Good evening. My name is Adrienne Greenberg.
25 I am the President of Congregation Tifereth Israel,

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1 which is directly across the street from Layyah.

2 I just heard and I read online that the ZBA
3 -- I'm coming a little bit away from my written for
4 a moment, but the ZBA had a favorable feeling that
5 it was permitted. But something that came to my
6 attention yesterday shows that the Village parking
7 requirements shows that for every 300 square feet
8 of property, there's supposed to be a car space.
9 There's 2700 square feet for Layyah, which would
10 mean nine parking spots would be required according
11 to Village requirements. And they have a plan
12 right now that provides six parking spots, plus
13 that's for the -- that's for Layyah, they're going
14 to in addition put in an additional business.

15 So it seems to me, being really very unaware
16 of the zoning laws, that they are not within their
17 Village requirements, they are not fulfilling
18 Village requirements.

19 That being said, I'm going to read you the
20 decision of Congregation Tifereth Israel other than
21 parking spot issues, and I will give you a copy, or
22 the secretary.

23 "Our synagogue is located at 519 Fourth
24 Street, and we are a close neighbor to Layyah.
25 Since its opening, we have noted the following

1 negative items:

2 There is a marked increase in rubbish on the
3 neighbor's property located to the south of Layyah,
4 and in our park, which is across from Fourth Street
5 from the business. This includes garbage,
6 wrappings, and multiple cans, alcoholic and
7 nonalcoholic.

8 There is a preponderance of people hanging
9 out at night. It has been observed and reported
10 that illicit drugs have been sold and transferred.
11 We were told that a death had been reported on the
12 property. It has been witnessed that at least one
13 person has been urinating on that property during
14 daylight hours, again, without being stopped.
15 Employees have not been helpful when complaints
16 have been made.

17 The resale value of the property to the south
18 has certainly declined. The dumpster located to
19 the south is often not closed and garbage is seen
20 on the side of it. No garbage receptacle is placed
21 by the -- now there is a correction. There is a
22 receptacle in front of the business, but we see

23 that wrappers are still being tossed and strewn
24 throughout the entire parking lot area.

25 When asked -- this was brought up last week

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1 when we appeared at the ZBA meeting. The renter
2 said, "Well, how" -- and I understand -- "How am I
3 supposed to stop people from throwing wrappers all
4 over the place?" You may not be able to stop them,
5 but, number one, you could provide additional
6 garbage pails, and number two, you could have your
7 worker, or hire somebody, or you, yourself, if you
8 own this property, you own this store, sweep. You
9 know, everyone sweeps in front of their own homes,
10 in front of their buildings. So it's not a matter
11 of teaching others, those people who are messing
12 up, it's your responsibility, if you have a
13 business, to clean it up.

14 If the car service vehicles are to be parked
15 to the south of the building, where does the
16 dumpster for garbage get placed? A worsening
17 unhealthy scenario will unfold with increased
18 vermin.

19 If the car service is to be parked to the
20 south of the building, doesn't that extend the
21 business line and place it too close to the
22 neighbor's line 10 feet?

23 Parked cars only lead to damage from vandals.
24 Given the amount of gasoline and possibility of
25 leaking oil and petroleum products from such

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1 vehicles, one might anticipate a fire hazard. And,
2 certainly, the Greenport Fire Department should
3 weigh in on this issue, particularly since they are
4 the ones who will be called should a disaster
5 strike.

6 Are there New York State ordinances with
7 reference to such car depots that need to be
8 investigated?

9 The corner of Front Street and Fourth Street
10 is now a very congested area due to the parking lot
11 of Layyah for customers, delivery trucks, Shelter
12 Island Ferry traffic, and the many trips of the
13 Hampton Jitney that utilize Fourth Street coming
14 from and going to the transportation center. In

15 addition, the street parking of the neighbors and
16 the synagogue at various times make for a very
17 dangerous situation.

18 School children walking in groups at
19 lunchtime at that same intersection may well be
20 intended victims -- unintended victims of vehicular
21 accidents if a taxi service is then added to the
22 congestion.

23 If there is any approval of this, it should
24 be time-limited to one year, with monthly site
25 visits to note the impact on the physical condition

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1 of the surrounding properties and the quality of
2 life on those neighboring businesses. The building
3 that's there now has no site visits.

4 The neighbor to the south has numerous times
5 gone to Eileen Wingate and asked, "Is there
6 anything you could do?" This place looks like,
7 excuse me, a pigsty. There's garbage, and we have
8 pictures of garbage strewn all over the place, and
9 this is every single day. It's not just, well,
10 maybe once in a while. Every day the neighbor to

11 the south picks up plastic bags filled with
12 garbage.

13 Since the opening of Layyah, we have not
14 noted any positive improvement to the area and to
15 our neighborhood.

16 Sincerely yours, Adrienne Greenberg,
17 president of Congregation Tifereth Israel."

18 Thank you. This is a copy.

19 MR. WILLIAMS: My name is John D. Williams,
20 Jr. I own the business directly across the street
21 from Layyah. I need to echo a little bit of what
22 Adrienne said without a letter to read.

23 I recognize the fact that the compatibility
24 or suitability of someone to run a business may be
25 somewhat of an abstract concept for this group

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1 that's charged with interpreting very specific
2 things, but I have to say I've seen all the same
3 things, increased rubbish. I've seen at least four
4 instances in the daytime where customers come up,
5 pull their car up, urinate right against the side
6 of the building. I've seen known drug dealers two

7 or three times selling drugs right at the front
8 door of the place. I've seen high school kids come
9 up during school lunch hour, buy drugs from these
10 drug dealers. And I did see the dead body removed
11 from the back of the building when that happened.

12 You know, I question, this business is not
13 run particularly well now as it is. If you
14 introduce yet another business in there with more
15 transients, more workers, more customers, I just
16 shudder to think what would happen.

17 My second concern is -- again, I don't know
18 if it applies here, but I would like to get it in
19 for the record as I did in front of the Zoning
20 Board. We watched as these guys opened up a
21 business and had no C of O for at least a year, I
22 believe, according to today's Suffolk Times. And
23 then now they have done did again, totally allowed
24 or just went ahead and did the business. And then
25 when this came up, I heard it was going to be a car

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1 service, and, suddenly, one day I saw a taxi there
2 with the name on it, and I saw them park there, I

3 saw them doing business, dropping people off and on
4 at the ferry. Friends of mine have seen a
5 promotional flier for the business.

6 Once again, why do we have Boards? Why do
7 some of us have to play by the rules? Do we really
8 want a business there that already has these
9 problems coming in, opening another business, and,
10 you know, with impunity? They just -- what's going
11 to stop them? You know, what's going to stop -- if
12 I sell my building, somebody can come in and open
13 an adult book store, seemingly, in Greenport
14 without anybody probably to do anything. I don't
15 understand why people could come in, start
16 businesses, allegedly needing permission, and then
17 they just go ahead and do that.

18 Is this the kind of business that we really
19 want there, is my question? The owner seems to be
20 a nice guy, but this is -- this is, I believe, the
21 first retail business you see when you come into
22 Greenport.

23 So I just -- I think this is a bad situation,
24 only to be made worse by this. Thank you very
25 much.

1 CHAIRMAN JAUQUET: Anybody else? Do you want
2 to say anything?

3 MR. DOWLING: We have one more.

4 MS. CADDEN: Hi. My name is Jeanne Cadden.
5 My husband and I own the property just south of the
6 convenience store. We have this great house for
7 sale that we renovated and in this great Village,
8 but it is really, really frustrating, as I said in
9 the last meeting, to try to improve a place and do
10 it, like John said, to code, and to try to, you
11 know, do everything that the Village would want,
12 and then to have someone next to you do whatever
13 they want.

14 You know, four years ago, when the
15 convenience store went in, we were -- you know, we
16 tried to fight it at that point, because we were
17 concerned about specifically the loitering, the
18 garbage. Nobody wants a convenience store next to
19 their property. You know, I bought next to
20 commercial. It was a different kind of use at the
21 time, now it's completely different.

22 And I said to the tenant and to the owner,
23 you know, "Do you see the garbage?" Like why do I

24 get out of the my truck for the last eight months
25 and go right to pick up your garbage and spend 15

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1 minutes picking up your garbage? Don't you see it?
2 It's like all over the place."

3 And, you know, there were regulations on the
4 site plan, or there were, you know, whatever,
5 requirements to follow on the site plan, putting in
6 a hedgerow. You know, there's no curbs, there was
7 no requirement to put in curbs. He didn't put in
8 any curbs, so they had trees completely driven
9 over. Any if you guys just drive past the store,
10 all the trees are like driven over.

11 The mulch that was put under there is
12 plastic. That's all flying up in the air, so it
13 looks like garbage. So anybody that approaches my
14 property, drives past John and Jane's synagogue,
15 you see what looks like garbage. I can't even pull
16 it up, I'd have to cut it out. But I approached
17 him and said, "I'll do it for free. I'll fix this
18 up for you so that it doesn't look so bad for me,"
19 because I want to sell the house. I will have --

20 I've been told I'll have a lot of trouble selling
21 it because of the appearance. You know, what your
22 neighbor does affects you. What the Village does
23 affects -- affects us tremendously.

24 So I just -- I just hope that you'll consider
25 that with him putting in yet another business. I

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1 don't have a problem so much with the business, but
2 can't he keep up the property, you know, for the
3 first business before he goes into yet another one?

4 And I just want to remind -- I mean, I know
5 you guys know this, but I was just reading over the
6 zoning plan, Village of Greenport. You know, "In
7 the interest of protection and promotion of public
8 health, safety and welfare." Here are some of the
9 provisions: You know, the privacy of families.
10 When that place went in, there was a fence that was
11 required. No buffer, no evergreen buffer for my
12 property, no curbing to protect me from the
13 overflow of the -- you know, the --

14 MS. GREENPORT: Oil.

15 MS. CADDEN: -- runoff. Thank you. You

16 know, there was a hard top put in and that was it.
17 So I mitigated it by bringing in almost 200 yards
18 of soil and fill, and planting, you know,
19 evergreens there.

20 Also, in your code it says provision -- "The
21 preservation and reduction of traffic congestion,"
22 so the -- "to promote efficient and safe
23 circulation of vehicles and pedestrians." Well,
24 he's got an exit, he's got an entrance. He's
25 supposed to go in and out in the right way.

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1 Everybody goes in one way, goes out -- you know,
2 it's whatever anybody wants to do is okay there.
3 The signage is bad, nobody enforces anything. He's
4 not there. Now he seems to be there more, but he's
5 not picking up the garbage.

6 Also, the maximum protection of residential
7 areas, I don't see the area being protected. The
8 Jittney flies around the turn. People are going in
9 and out of the convenience store. There really
10 isn't a lot of protection. There's no sidewalks
11 there, and I understand that's the way the Village

12 -- you know, the way it was originally built, but
13 there's a lot of kids walking back and forth. I
14 almost hit somebody yesterday with the Jittney
15 coming around the turn and a kid on a skateboard.

16 So I just think, as a Village Planning Board,
17 you could consider this, the traffic situation and
18 what the taxis would bring in. I don't know what
19 he's planning on doing. Is it a fleet, is it one
20 car, you know, what he's doing. But if you could
21 enforce, you know, your code now before you allow
22 something else in there, and it really is for the
23 benefit of all of us, even him. I don't know -- I
24 don't see him here, Imran, but it's for the benefit
25 of him as well. He would enhance his business if

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1 he took care of the property, picked up all the
2 cigarette butts and everything, and he doesn't.
3 And he says he will, but he doesn't, so I do.

4 The gradual elimination of nonconforming use
5 is a part of this. I don't see -- I see this as a
6 conforming use, because it was changed in '97 to a
7 winery, so I see that it should conform. Maybe I'm

8 wrong, but it seems like it should conform to what
9 the codes are today.

10 And that brings me to the parking. The site
11 plan, when it was approved four years ago, there
12 was six parking spots, one handicapped, five
13 others. That building is 2800 square feet on the
14 first floor alone. It's supposed to have --
15 according to the zoning, maybe I'm wrong, but it
16 says 300 square feet, for every 300 square feet,
17 you should have a parking spot. Well, that would
18 be nine parking spots there, there's only six. Now
19 he's going to park I don't know what. I don't know
20 what, if he's approached you with what he's going
21 to do there in terms of parking. I don't know if
22 it applies or not, but it should be considered,
23 because the only place he's going to park is right
24 next to my property where whatever runoff, oil,
25 whatever is going to run onto my property if you

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1 don't tell him or he doesn't volunteer to put a
2 curb in.

3 And lastly, in this -- in your Article I,

4 Purpose and Intent, "The enhancement and appearance
5 of the Village of Greenport as a whole." This is
6 your Village. This isn't even my Village where I
7 live, this is your town. I just don't understand
8 why your code doesn't have any teeth to make this
9 man make our Village look presentable. That's all
10 I have to say. Thank you.

11 MR. BURNS: Thank you.

12 MR. DOWLING: Thanks.

13 CHAIRMAN JAUQUET: Thank you.

14 MR. GOLDMAN: My name is Phil Goldman and I'm
15 a member of the synagogue.

16 Although it might be legal for a taxi stand
17 to be located at this corner, the practicality of
18 it is not there. The traffic on the corner has
19 trucks coming on the north making deliveries to the
20 convenience store. You have the customers coming
21 on and off. You have the buses from the -- I
22 forget the name of the bus company.

23 MS. GREENBERG: The Jittney.

24 MR. GOLDMAN: In any event, everybody knows
25 who they are, the Jittney. They make turns coming

1 on and off Fourth Street. And if you stand there
2 and watch the children passing by lunch hour, it's
3 really tough to cross that street, not to mention
4 the fact when the synagogue has classes or
5 services, you have a lot of traffic. So, between
6 the synagogue, the hotel across the street, which
7 has a driveway directly opposite, the buses, the
8 children, it's a dangerous corner.

9 MR. BURNS: Thank you.

10 CHAIRMAN JAUQUET: Thank you.

11 MR. DOWLING: Thanks.

12 CHAIRMAN JAUQUET: Anyone else on Layyah and
13 the taxi? Do you have anything to say about it?

14 MR. PROKOP: Well, I wanted to say -- a
15 couple of things came to my mind when -- what I
16 heard tonight and --

17 MR. WILLIAMS: Excuse me. Could the
18 gentleman identify himself, please?

19 CHAIRMAN JAUQUET: What's that?

20 MR. WILLIAMS: Could the gentlemen identify
21 himself.

22 CHAIRMAN JAUQUET: Oh. Mr. Prokop.

23 MR. PROKOP: So there are a couple of things
24 that I --

25

CHAIRMAN JAUQUET: Identify yourself.

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1 MR. PROKOP: Oh, identify myself for this
2 gentleman. Yes, I'm Joseph Prokop, I'm the Village
3 Attorney.

4 MR. WILLIAMS: Oh, okay. I'm sorry. Thank
5 you.

6 MR. PROKOP: Anything else? Okay. So
7 thanks. I'm sorry, I don't have a name plate. I
8 apologize, it's in the Village Hall. Thank you.

9 I wanted to -- so one thing, I think, that
10 before we do anything, that we need to figure out
11 whether or not the existing situation complies with
12 the site plan approval that was given. So we --
13 this one -- this application was -- the existing
14 use was basically a year or a year-and-a-half at
15 this Board, you know, trying to work out the basic
16 elements of the site plan. We need to -- I think
17 the Board needs to make sure that the site plan,
18 the existing use is in conformity with the site
19 plan that was approved.

20 I was surprised to hear that there was a --

21 there was one taxi at this premises, because we --

22 MR. DOWLING: Yeah. He's been parking there,
23 even though we told him that we haven't approved
24 anything yet. So he has been parking a taxi there
25 onsite.

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1 MR. PROKOP: Yeah. So we had -- there was a
2 question that was asked by the Board, which
3 basically as a -- I don't want to say a favor, but
4 just as a sign, I guess a sign of good will, if he
5 showed good will, that he could -- he could
6 basically use his phone.

7 What he wanted to do was put up a sign. And
8 he claimed that he would be using a cell phone only
9 inside the premises to field calls and not park any
10 cars at the premises. That's what I recall,
11 anyway, so I was kind of surprised to hear that.
12 So I think that has taken us down the road, that,
13 you know, we have to be pretty careful. The Board
14 has to be doubly careful with whatever gets
15 approved out of this. The other thing was --

16 CHAIRMAN JAUQUET: Our Board.

17 MR. PROKOP: Right, the Planning Board.

18 So the Zoning Board of Appeals said that this
19 use could be considered one of the acceptable uses
20 at the premises in the zone. But this Board really
21 still has to do the planning role, you know, before
22 we approve it. I mean, it may be something that --
23 it may be something that we can't fit -- can't be
24 fit in at this property, because there really was a
25 lot of relief given for the use that's already

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1 there. I mean, you heard the parking situation.

2 CHAIRMAN JAUQUET: Right.

3 MR. PROKOP: And, I mean, we spent months
4 just talking about the fence and the buffer on the
5 south side, and trying to -- trying to resolve
6 that, you know, and as an example. So I think that
7 the -- and then the -- I don't know what's going on
8 with the entrance and the exit, but that was
9 another thing that was really, you know, discussed
10 at length.

11 CHAIRMAN JAUQUET: So does Eileen have a copy
12 of the original plan and what was on there?

13 MR. PROKOP: Yes, it's in the file. That's
14 why I was looking at the file. It's going to be in
15 here.

16 CHAIRMAN JAUQUET: Okay. So we'll look at
17 that.

18 MR. PROKOP: Yeah.

19 CHAIRMAN JAUQUET: Do you know that -- do you
20 know if it includes entry and exit-only signs?

21 MR. PROKOP: Dave would have to get it.

22 MR. ABATELLI: It does.

23 CHAIRMAN JAUQUET: It does? And what about
24 the -- what about hedges and fences, is he in
25 compliance with that, to your knowledge, without

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1 looking at this?

2 MR. ABATELLI: The bigger question, I don't
3 want to get too into it, but the bigger question
4 might be is he still in compliance? Probably at
5 one point in time he was very close to being in
6 compliance, but things do have to be maintained.

7 CHAIRMAN JAUQUET: We have to look at that
8 and make a determination.

9 MR. ABATELLI: Well, I think, you know,
10 what's approved at one point and done, as people
11 are saying --

12 CHAIRMAN JAUQUET: Yeah, I know.

13 MR. ABATELLI: -- they need to continue to be
14 maintained. So, if a plant dies, you should then
15 replace it. You know, different things that are
16 being said are basically true.

17 CHAIRMAN JAUQUET: Yeah.

18 MR. ABATELLI: So it's a question of going
19 back, and you know.

20 MR. PROKOP: So that was my only comment.
21 You know, it doesn't -- just because the -- the
22 first thing is just because the ZBA says it's an
23 approved use may not be an automatic approval for
24 this Board, because we have to figure out how it's
25 going to -- I mean, there's definitely going to be

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1 some kind of change.

2 MR. DOWLING: Yeah.

3 MR. PROKOP: And what's there already was
4 really sort of, you know, crammed in, and based on

5 a lot of --

6 MR. DOWLING: And what he kind of talked
7 about originally was that his taxi was going to be
8 parked behind the fence with dumpsters back there,
9 so they weren't -- wouldn't be in public view when
10 they weren't being used. He said when they were
11 being used, they were going to be off premises,
12 because he was going to use the place as a dispatch
13 only.

14 CHAIRMAN JAUQUET: Well, we had also
15 suggested to him to not have the taxis there at all
16 and put them in the municipal lot down the street
17 and run the thing on his phone inside. And whether
18 we were going to allow a sign out front or not was
19 another question, because he could easily do that
20 without putting the use -- having the use apparent.

21 MR. DOWLING: It sounded like he was going to
22 use it as a dispatch office only.

23 MR. PROKOP: That's what we were told.

24 CHAIRMAN JAUQUET: Yeah. And, you know, we
25 were concerned with the taking up of another

1 parking space, to make it five, not six. And we
2 don't have any idea what kind of vehicle and what
3 that vehicle is going to look like.

4 MR. DOWLING: The vehicle that sat out there
5 was like a little minivan.

6 CHAIRMAN JAUQUET: Right. What does it look
7 like?

8 MR. DOWLING: A little silver minivan. You
9 know, it doesn't look --

10 CHAIRMAN JAUQUET: Right.

11 MR. DOWLING: It's got a small sign on it,
12 but it's been parked in, you know, the front
13 parking space right there.

14 CHAIRMAN JAUQUET: Right. Is there signs on
it?

15 MR. DOWLING: It's got a sign on it, yeah.

16 CHAIRMAN JAUQUET: I mean, those are sort of
17 the issues. I guess we can, if he comes in -- I
18 don't know. Is he going to come in here at some
19 point?

20 MR. PROKOP: Right now, all we have really is
21 this little -- I was looking through the file. All
22 we have is like this little memo. It's like a
23 two-sentence memo saying that he wanted us to
24 consider this.

25

CHAIRMAN JAUQUET: Yeah.

26

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1 MR. PROKOP: And so I think that what we
2 should -- what my recommendation would be for the
3 Board is that the Board ask him basically what
4 the -- you know, what the parameters are going to
5 be of his use and how he's going to effect -- how
6 he intends -- how he's going to effect the site
7 plan, basically.

8 MR. DOWLING: Yeah.

9 MR. PROKOP: And just now put the ball back
10 in his court. And then that may be acceptable to
11 the Board, it may not, whenever he comes back.

12 CHAIRMAN JAUQUET: So how do we get him in
13 here, or, you know --

14 MR. PROKOP: Well, we have the next -- what's
15 the date of the next meeting? Well, we have a work
16 session, right, so the work session --

17 MR. ABATELLI: This is the work session.

18 CHAIRMAN JAUQUET: It's a regular meeting.

19 MR. PROKOP: Oh, I'm sorry. I apologize.

20 CHAIRMAN JAUQUET: It's in May, it' next

21 week.

22 MR. PROKOP: Okay. So what I would do is by
23 the May work session, tell -- what I would do is
24 request that at least five days before the May work
25 session he provide you with a written, you know,

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1 written workup of what he intends to do, and how
2 he's going to effect the site plan, what changes
3 he's going to need to make in the site plan.

4 CHAIRMAN JAUQUET: Okay. As the Board
5 Chairman, I do that?

6 MR. DOWLING: Yeah.

7 MR. PROKOP: Yes.

8 CHAIRMAN JAUQUET: Okay. All right.

9 MR. PROKOP: And then, well, you know, if
10 five days is --

11 CHAIRMAN JAUQUET: So we're going to give him
12 a chance to respond, and then maybe we'll be able
13 to decide what to do, right?

14 MR. PROKOP: Yes.

15 CHAIRMAN JAUQUET: Okay.

16 MR. PROKOP: You know, I think you should --

17 the minutes of the meeting are a public document,
18 and I think he should look at the transcript of
19 what happened tonight to get these comments, you
20 know, because I think he should respond. He should
21 probably count on responding to these, these
22 things.

23 CHAIRMAN JAUQUET: Does he know where to get
24 them?

25 MR. PROKOP: He can get them at Village Hall.

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1 It's actually online. It goes online in about two
2 weeks.

3 CHAIRMAN JAUQUET: And what if -- what if he
4 doesn't respond?

5 MR. PROKOP: Then I think we should just
6 table the application, basically, deem it
7 withdrawn.

8 CHAIRMAN JAUQUET: And then how does -- what
9 happens to his activity there?

10 MR. ABATELLI: I think he just wasn't
11 available tonight.

12 CHAIRMAN JAUQUET: Okay.

13 MR. ABATELLI: I don't think he's like run
14 away or anything. So I think he'll come back to
15 the meetings.

16 CHAIRMAN JAUQUET: Okay.

17 MS. GREENBERG: Call for a taxi, he'll come
18 right over.

19 CHAIRMAN JAUQUET: Don't do that.

20 MS. GREENBERG: Sorry.

21 CHAIRMAN JAUQUET: Okay. Item #2.

22 MR. WILLIAMS: Thank you.

23 CHAIRMAN JAUQUET: Sure. Continued
24 discussion of the owners of 34-36 Front Street.

25 MR. BURNS: Thank you for coming.

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1 MS. GREENBERG: Thank you.

2 CHAIRMAN JAUQUET: Rhumblin, Ed Healy and
3 Terry Hass, who seek a site plan modification to
4 include the installation of fencing and a tent
5 canopy in the rear yard for use as an outdoor
6 dining space and bar area. Since the last meeting,
7 the owner has submitted a site plan for an outdoor
8 bar/dining area. Further discussion is to include

9 planned hours of operation, water runoff/drainage
10 plan and rear fence.

11 MR. DOWLING: We didn't get a site plan, did
12 we?

13 CHAIRMAN JAUQUET: Are any of them here?

14 MR. DOWLING: Yeah, in the back.

15 CHAIRMAN JAUQUET: Oh, okay. Oh, hi. Sorry,
16 I didn't see you.

17 MR. HASS: How are you?

18 CHAIRMAN JAUQUET: Good. How are you?

19 MR. HASS: My name is Terry Hass, I'm the
20 owner of Rhumblin.

21 The site plan was for landscaping, for the
22 runoff, right?

23 CHAIRMAN JAUQUET: Right.

24 MR. DOWLING: Right.

25 MR. HASS: I left here, I was a little

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1 confused last time --

2 CHAIRMAN JAUQUET: Okay.

3 MR. HASS: -- why we need runoffs. I didn't
4 like -- I was thinking about it. Then I got

5 together with whoever I was with and we were
6 talking about it, because the water -- we were
7 worried about the water going into the parking lot
8 in the back, running into there, but it's the same
9 amount of water either way with a fence there or
10 not.

11 So what I did, I went looking around at
12 everybody's -- I mean, the tent. I went around
13 looking at everybody's tents and nobody has it. It
14 just falls in our property, which gives the same
15 amount of water into the parking lot. It doesn't
16 change anything, you know, putting the tent up.

17 CHAIRMAN JAUQUET: And what about a pervious
18 material, you know, putting a perimeter that was
19 there before? Wasn't that something that we were
20 going to look at?

21 MR. DOWLING: Right.

22 MR. HASS: No, that was -- that wasn't for
23 the tent, that was from the building, the last
24 owners, I guess.

25 MR. DOWLING: But, yeah. The last time you

1 were here, you said that you were going to put in
2 -- pick up, I guess, the concrete that was poured
3 down and put the gravel back.

4 MR. HASS: Right. That's just a small area.
5 That we got to put because that's for the runoff
6 from the building there --

7 MR. DOWLING: Right. And you were going to
8 give us a site plan about it.

9 MR. HASS: -- before I was there.

10 MR. DOWLING: You were going to give us a
11 site plant to show where everything was going to
be.

12 MR. HASS: Eileen has that already.

13 MR. DOWLING: She has that?

14 MR. HASS: No. It's already included in this
15 -- it's included from years ago, I guess, from two
16 years ago, before the other owners filled it in.
17 They shouldn't have filled it in. It's a little
18 area. It should be on the regular plan. That's
19 what we were going to just pop over, but that has
20 nothing to do with the tent and stuff.

21 MR. DOWLING: Right. But for a site plan for
22 us -- for us to approve your tent, we need a site
23 plan that shows where on the property the tent's
24 going to go, where your tables are going to go.

25 MR. HASS: We gave that already.

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1 CHAIRMAN JAUQUET: He's got that in here.

2 MR. DOWLING: Do we have that?

3 CHAIRMAN JAUQUET: Yeah. It's just, you
4 know --

5 MR. DOWLING: Okay. So the whole back is
6 going to be covered.

7 CHAIRMAN JAUQUET: It shows the whole space
8 right.

9 MR. DOWLING: Okay.

10 MR. HASS: But that other -- that other
11 runoff isn't just my building.

12 CHAIRMAN JAUQUET: So you're not going to do
13 anything about changing any drainage at this point?

14 MR. HASS: I'm going to change things anyway,
15 I have to. I want to do that, because that's not
16 only my building. I think it's two buildings going
17 into that area. That's something different,
18 though. That I got to do.

19 CHAIRMAN JAUQUET: But that's the regular
20 roof.

21 MR. HASS: Yeah. That I'm working with --

22 CHAIRMAN JAUQUET: That's the perimeter roof.

23 MR. HASS: I'm working that out with -- I'm
24 working that out with Eileen. We've got to get
25 something over there again, because that runs from

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1 the buildings all the way down.

2 The fence is on -- the fence I'll drop the
3 extra foot.

4 CHAIRMAN JAUQUET: You're going to do that?
5 Oh, okay.

6 MR. HASS: Yeah.

7 MR. DOWLING: Yeah. That sign basically
8 looks like a part of the fence.

9 MR. HASS: That's easy to do. That's what it
is.

10 MR. DOWLING: Yeah. So it's up still.

11 MR. HASS: Yeah.

12 CHAIRMAN JAUQUET: Okay.

13 MR. DOWLING: And then the signage, if you do
14 have the sign in there, it's got to be approved,
15 and we need to see what the sign is going to be.

16 MR. HASS: That we have to go through. Yeah,

17 we're going to do that.

18 CHAIRMAN JAUQUET: All right.

19 MR. DOWLING: And the frame, the tent can't
20 be bolted.

21 MR. HASS: No, it don't have to be. I spoke
22 to them, it don't have to be.

23 MR. DOWLING: Okay. Yeah, excepts it's got
24 to be -- if it's a temporary structure, it can't be
25 bolted down.

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1 MR. HASS: Right.

2 MR. DOWLING: Then it' physically attached
3 and it's not temporary anymore.

4 MR. HASS: They said the weight of it and all
5 that. I wasn't -- I didn't -- you know, I don't
6 know anything, that much about those things. And
7 then there's an opening on the top, that if it is
8 windy, it doesn't matter, it goes right out of
9 there. I didn't know that, the way they're made.

10 CHAIRMAN JAUQUET: All right. Oh, so there
11 is -- there is a gutter system that will surround
12 the tent? Is that on the ground?

13 MR. HASS: There's a gutter system from the
14 building along the left-hand side.

15 CHAIRMAN JAUQUET: Oh, okay.

16 MR. HASS: That's the one I've got to fix.
17 That has to do with the buildings. It has to do
18 with the building next door --

19 CHAIRMAN JAUQUET: Okay.

20 MR. HASS: -- and mine, because they both run
21 together. It's an old -- they had that there so
22 long.

23 CHAIRMAN JAUQUET: But you say there's a
24 gutter system that will surround the tent, but not
25 really.

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1 MR. HASS: No, we don't.

2 CHAIRMAN JAUQUET: You don't.

3 MR. HASS: And that's why I looked around. I
4 was wondering why we need a gutter system on the
5 tent.

6 CHAIRMAN JAUQUET: Oh, for that, okay.

7 MR. HASS: I might have been the one that
8 brought it up, to tell you the truth.

9 CHAIRMAN JAUQUET: All right.

10 MR. HASS: But it's still the same water
11 falling in, into our property there. The gutter
12 system was to protect kind of the customers, if
13 they were like at the edge of the tent, you know,
14 and they don't get wet.

15 CHAIRMAN JAUQUET: Right, yeah, I know. I
16 understand.

17 MR. HASS: That's what it was really for,
18 because Mill's brought it up to me once. It wasn't
19 for --

20 CHAIRMAN JAUQUET: Oh. But you're not going
21 to do that?

22 MR. HASS: No, no, I don't need -- I don't
23 have -- I'm not going to use it that much for the
24 tent.

25 CHAIRMAN JAUQUET: Okay. What else?

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1 MR. HASS: But with the other gutters, I am
2 working with Eileen to open that back up. She's
3 supposed to come by.

4 MR. DOWLING: And do you -- because you're --

5 MR. HASS: That will be easy enough.

6 MR. DOWLING: -- adding more seating and
7 stuff, do you have to go through the County, I
8 guess, for liquor and everything for your liquor
9 license for having more seating?

10 MR. HASS: No.

11 MR. DOWLING: No?

12 MR. HASS: The liquor license, I have it. I
13 have a second one for the back if I need it.
14 They're already approved.

15 CHAIRMAN JAUQUET: You got the extension?

16 MR. HASS: The State approved the outside
17 already.

18 CHAIRMAN JAUQUET: You have an extension for
19 the outside from the Health -- for the State liquor
20 license?

21 MR. HASS: I have a new one. I took two
22 licenses.

23 CHAIRMAN JAUQUET: Right. You need one for
24 the back.

25 MR. HASS: I got one.

1 CHAIRMAN JAUQUET: Okay. But that's really
2 not our --

3 MR. HASS: Yeah, they approved it like four
4 months, five months, yeah.

5 CHAIRMAN JAUQUET: You have to have it,
6 right? I don't know what else.

7 MR. DOWLING: See, the only thing, you know,
8 he was -- what we were supposed to get was a site
9 plan showing -- because you requested landscaping,
10 anything like that, any details.

11 CHAIRMAN JAUQUET: Oh, yeah.

12 MR. DOWLING: At the last meeting.

13 CHAIRMAN JAUQUET: Is there going to be any
14 landscaping?

15 MR. HASS: No. I can't break that cement or
16 I'm going to crack it through. I can break the
17 area where they poured, because it separated.

18 CHAIRMAN JAUQUET: All right.

19 MR. HASS: Or I'm going to start getting
20 cracks through the whole thing.

21 CHAIRMAN JAUQUET: Right. So you're not
22 going to

23 MR. HASS: So what we're going to do -- we're
24 looking to do is just put all potted plants around
25 and do stuff like that.

1 CHAIRMAN JAUQUET: Okay. Is that in this
2 description, the potted plants?

3 MR. HASS: No, but that's on the inside.
4 That's on the inside of the property.

5 CHAIRMAN JAUQUET: Okay.

6 MR. DOWLING: Not visible from the street at
all?

7 MR. HASS: Yeah, that's not visible.

8 CHAIRMAN JAUQUET: Well, it can all be behind
9 the fence.

10 MR. HASS: None of that is going to be
11 visible.

12 MR. PROKOP: What is the occupancy of the
13 tent? It's going to be what, table dining, is that
14 what it is?

15 MR. HASS: Yeah, I believe it's 40. Do you
16 remember?

17 AUDIENCE MEMBER: I have that.

18 MR. HASS: We should have it.

19 MR. ABATELLI: It should be on something.

20 MR. PROKOP: And are you increasing your
21 bathrooms inside? Are you going to bathroom

22 outside? What are you going to do?

23 MR. HASS: No.

24 MR. PROKOP: No. And there was a mention of
25 outdoor music. We can't -- the Board cannot

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1 approve outside music.

2 MR. HASS: There's been outdoor music there
3 for like 10 years, more than that, like 15 years
4 now. I just have the existing one. It's not --
5 you can't hear it. I mean, we went through the
6 code, and at 55 decibels that you're allowed, you
7 can't even come close to hearing it in the parking
8 lot. It's not a -- actually, we tested it today,
9 too.

10 CHAIRMAN JAUQUET: So what is -- what's the
11 code?

12 MR. ABATELLI: I think what -- really, I
13 don't think I can speak. I'm not able to speak.

14 MR. HASS: I think you have the seating, the
15 capacity and stuff.

16 CHAIRMAN JAUQUET: Yeah, I have that here.

17 MR. HASS: Oh, you do have it. All right.

18 CHAIRMAN JAUQUET: Yeah. We went over that.

19 MR. ABATELLI: The outside music is
20 prohibited.

21 MR. HASS: Right.

22 MR. ABATELLI: The Village, I guess, you
23 know, and I'll say, being one of the guilty people
24 of not enforcing the outdoor music rule, you cannot
25 have outdoor music. Speakers in front of your

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1 building are illegal. The speakers in front of a
2 number of other places are illegal. And I think
3 that --

4 CHAIRMAN JAUQUET: They're legal or illegal?

5 MR. DOWLING: Illegal.

6 MR. BURNS: Illegal.

7 MR. ABATELLI: Illegal. And I think the
8 Village now where people are saying, "Well, I have
9 it, so I can have more," is going to create a big
10 problem. So I think we really have to get on the
11 ball with this, because it is getting out of hand.
12 When someone just has a little light music --

13 MR. HASS: Well, the back is different,

14 because it doesn't go off the property.

15 MR. ABATELLI: The back is not different,
16 it's outdoor music.

17 MR. HASS: Yeah.

18 MR. ABATELLI: But I really shouldn't get too
19 into this.

20 MR. DOWLING: Yeah.

21 MR. PROKOP: If Enforcement chooses not
22 enforce it, you know, that's one thing, that really
23 doesn't have anything to do with the Board. But
24 the problem is if we have him come in with an
25 application we can't approve, it can't be part of

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1 the application.

2 MR. HASS: Right.

3 MR. PROKOP: It has to be -- you know, there
4 has to be some kind -- it has to be dealt with.

5 So this is my first meeting back after being
6 out for a couple of meetings. So I'll take a look
7 at the application and see --

8 MR. HASS: Okay.

9 MR. PROKOP: -- before next week's meeting

10 and figure it out.

11 MR. HASS: They do enforce it, though.

12 MR. ABATELLI: When it gets unbelievably
13 loud. I know I've --

14 MR. HASS: They come back at night. Now,
15 with the police, we were talking with them
16 actually, and it was 10:30. You know, we took it
17 down totally.

18 MR. ABATELLI: But, I mean, there
19 shouldn't --

20 MR. HASS: We took it off, yeah.

21 MR. ABATELLI: I mean, this isn't only you.
22 There's probably five or six places.

23 MR. HASS: Oh, it's everybody down the
24 whole -- I know, I know.

25 MR. ABATELLI: Right. But that's becoming a

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1 problem. They're trying drown each other out.

2 MR. HASS: Right.

3 MR. ABATELLI: It started with a few, you
4 know, low, just a little soft music, and then
5 it's -- you know, you can't even hear what the

6 songs are, because across the street --

7 MR. HASS: No, I know. I know that.

8 MR. ABATELLI: -- it's louder than your side,
9 so it really has to be reined in.

10 CHAIRMAN JAUQUET: So take that off.

11 MR. HASS: Yeah.

12 MR. DOWLING: And don't turn it on, I guess,
13 is the other thing.

14 CHAIRMAN JAUQUET: Otherwise --

15 MR. HASS: That's what the back is for, it's
16 for the quiet area, actually, so.

17 CHAIRMAN JAUQUET: Well, that's fine, then.

18 MR. HASS: It gets loud inside at night.

19 CHAIRMAN JAUQUET: But we're going to start
20 enforcing this anyway, so --

21 MR. HASS: Yes.

22 CHAIRMAN JAUQUET: -- take it off your
23 application.

24 MR. DOWLING: Yeah. So you need to revise
25 your application, take out the sound.

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1 MR. HASS: Yeah.

2 MR. DOWLING: Fence of six feet. The frame
3 is not bolted to the ground, it's a temporary
4 structure.

5 MR. HASS: Right.

6 MR. PROKOP: Is it going to be heated, the
7 tent?

8 MR. HASS: No.

9 MR. PROKOP: No?

10 MR. HASS: No. It's just temporary. It's
11 only for the summer. The whole bar is removable.
12 We remove everything for the back.

13 CHAIRMAN JAUQUET: So give us a -- give us a
14 revised one of these, this file copy with your
15 description with those changes.

16 MR. HASS: All right.

17 CHAIRMAN JAUQUET: And just bring that to the
18 next meeting.

19 MR. HASS: When is the next meeting?

20 CHAIRMAN JAUQUET: Next week.

21 MR. HASS: Oh, next --

22 CHAIRMAN JAUQUET: Yeah.

23 MR. HASS: All right.

24 MR. DOWLING: Or get it to Eileen before the
25 next meeting so she gets it to us

1 CHAIRMAN JAUQUET: Or get it to Eileen.

2 MR. HASS: Yeah, I can do that.

3 MR. PROKOP: The reason why the Board asked
4 you for a runoff plan, and I know your response is
5 it's the same water, but the problem is that the
6 lot is designed in a certain way --

7 MR. HASS: Right.

8 MR. PROKOP: -- so that the water flows in a
9 certain direction. What happens when you introduce
10 a structure like the tent, it changes -- it may be
11 the same water, you know, I can't disagree with
12 that, obviously --

13 MR. HASS: Right.

14 MR. PROKOP: -- but the problem is you're
15 changing the flow of the same water. So that's why
16 it's important to have some kind of an indication
17 as to what's going to happen with the runoff.

18 MR. HASS: Well, I thought as long as it
19 stays on the inside of the property. You know, it
20 actually comes down -- I didn't do the mathematics,
21 but they told me it actually comes back down the
22 same way, the same amount, because it all comes

23 straight down the fence and out, the same as it
24 would when it rains if the tent wasn't there.
25 That's -- I don't know.

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1 MR. PROKOP: Well, I mean, yeah, but I think
2 the problem is that the Board asked you for that
3 information.

4 MR. HASS: Yeah.

5 MR. PROKOP: And you can't just say it's the
6 same water, and "I don't know." You have to really
7 do something about it. If it was enough of a
8 concern of the Board that they asked you to do
9 that, you really should provide something.

10 MR. HASS: Well, we looked at it, and what I
11 did, I brought someone with me that does all that
12 kind of stuff, you know, just in case, you know.

13 MR. PROKOP: Because this is like a big deal.
14 I mean, it's not a small thing, you know, for you
15 and for us. So if something is requested like
16 that, you really should look into it, please.

17 MR. HASS: I could look into it. But then,
18 like I said, we got to break up -- we can't break

19 up the cement. And somebody said it last week here
20 on the Board, that if we break it, it's going to
21 crack. It's all cement.

22 MR. PROKOP: Well, I think the question was
23 just to give a plan of what the runoff was going to
be.

24 MR. DOWLING: Right.

25 MR. HASS: We were talking about putting the

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1 runoffs in like a natural type thing, which we
2 would have to break cement to do, you know, and
3 that would crack by the sidewalks, that would
4 crack, you know. I was just wondering, that's why.
5 Then we did take some pictures. We went around
6 looking. No one has anything like that. They
7 actually have it running into the sidewalks, the
8 whole thing the way it is over the sidewalks. We
9 don't have anything like that, we still have it on
10 our property.

11 CHAIRMAN JAUQUET: Yeah. I mean, the tent
12 changes how water runs. You know, it might be
13 more -- you might have more of a runoff onto that

is.

14 sidewalk than anybody else once it starts raining
15 because of the tent.

16 MR. HASS: We won't have anymore than there

17 CHAIRMAN JAUQUET: Well, it's all going in,
18 you know, one direction. Half of the space is in
19 -- is draining in one place now because of the tent
20 canopy.

21 MR. DOWLING: Instead of the water falling
22 flat in that spot, it's being directed in four
23 different areas.

24 MR. HASS: Yeah, it makes -- it makes it kind
25 of easier to go out.

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1 CHAIRMAN JAUQUET: Well, no.

2 MR. DOWLING: Where is it going out, though?
3 Is it like on the north side, where it hits the
4 parking lot? Is it all -- if it's really raining,
5 that will flow the rain --

6 MR. HASS: No, that would drain right
7 outside.

8 MR. DOWLING: -- so people can't walk past
9 without getting bombarded by a lot of water runoff.

10 MR. HASS: No, no, they don't get it. It's
11 in the property. It doesn't fall over the fence.

12 MR. DOWLING: The tent is right up to the
13 fence line on your drawing, though.

14 MR. HASS: Right. That's -- the water falls
15 before it come out of the property. It comes
16 before it goes over the property. I'm not putting
17 the fence out of the property, I mean, the tent.
18 It's still staying on the -- in the property.

19 CHAIRMAN JAUQUET: All right. Well, that's
--

20 MR. HASS: I'll talk to her. I'll make it up
21 and I'll go to Eileen.

22 CHAIRMAN JAUQUET: -- a project in progress,
23 you know. Talk to her about that.

24 MR. HASS: Yeah, I will. I already did, and
25 she says, you know -- I got to talk to her more.

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1 CHAIRMAN JAUQUET: Okay. Do you have the
2 tent? Do you have the tent?

3 MR. HASS: (Shook head no.)

4 CHAIRMAN JAUQUET: You don't have it yet?

5 MR. HASS: No, it's not at the place yet.
6 It's in Huntington where I'm getting it from.
7 They're putting it in, they're installing it.

8 MR. PROKOP: Do we have a picture of the tent
9 for the file?

10 CHAIRMAN JAUQUET: Yeah, there's one in
11 there.

12 MR. PROKOP: Yeah. I think we should have
13 it, you know, and an elevation or a -- you know,
14 either a rendering or picture for -- oh, we do have
15 that?

16 CHAIRMAN JAUQUET: Well, it's just a -- it's
17 a picture from a catalog.

18 MR. HASS: Yeah, that's all it is. That's
19 their tent.

20 MR. PROKOP: Okay.

21 MR. PROKOP: That's one of their tents. They
22 got like two or three of them --

23 CHAIRMAN JAUQUET: So it's not really --

24 MR. HASS: -- that are like that, that's all
25 that is. It's just a temporary tent, it's nothing

1 crazy or, you know, big.

2 CHAIRMAN JAUQUET: All right. So you got to
3 make the changes on here and have an update on what
4 you're going to do about it.

5 MR. HASS: Right, and I'll drop it off to
6 Eileen.

7 MR. DOWLING: Yeah.

8 CHAIRMAN JAUQUET: And do that before the
9 next meeting, yeah. Okay.

10 MR. HASS: Thank you.

11 MR. BURNS: Thank you.

12 CHAIRMAN JAUQUET: Okay. Number 3 is
13 continued discussion of a new application for 300C
14 Main Street, Nick DeCillis, the new tenant,
15 proposes to open and operate an Italian specialty
16 store with tapas, and would like to obtain a wine
17 and beer tavern license.

18 All right. I guess we had asked you to
19 update the site plan that you had brought.

20 MR. DECILLIS: Yeah. Last time I was here,
21 we talked about the umbrellas for the patio and the
22 shelves, and also that back table on the rear
23 patio, which would be four seats, and I think it's
24 approved, I think, for eight or ten. And the
25 shelving, I added the shelving in. It's a

1 three-tier shelf. There's three of them that we're
2 building.

3 CHAIRMAN JAUQUET: Okay.

4 MR. DECILLIS: One by the corner that goes
5 into the other -- I guess the other building, the
6 business there where the bathroom is, and then the
7 two on the east side of the building, and they're
8 three-tier shelves.

9 CHAIRMAN JAUQUET: I don't know. It looks
10 like -- it looks like --

11 MR. DOWLING: It's consistent with what we
12 asked for.

13 CHAIRMAN JAUQUET: Yeah. So, I mean, it
14 looks like we could probably, you know, approve
15 this at the next meeting so you can go ahead.

16 MR. DECILLIS: Okay.

17 CHAIRMAN JAUQUET: I don't see any other --
18 there weren't really any other issues.

19 MR. DOWLING: No, simple.

20 CHAIRMAN JAUQUET: And the signage was --

21 MR. DECILLIS: The sign, I have the Historic,

22 for the building, I believe that's next week. So I
23 have that signage that they requested. I'll bring
24 that.

25 CHAIRMAN JAUQUET: Bring that in so we can

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1 take a look at that, yeah.

2 MR. DECILLIS: For you guys?

3 CHAIRMAN JAUQUET: Bring it in so we can take
4 a look at it.

5 MR. DECILLIS: Oh, okay.

6 CHAIRMAN JAUQUET: Yeah.

7 MR. DECILLIS: Okay.

8 CHAIRMAN JAUQUET: All right. Okay, that
9 sounds good.

10 MR. DECILLIS: Thank you.

11 CHAIRMAN JAUQUET: Item #4 is discussion of a
12 new application for site plan review for a change
13 of use at 120-122 Front Street Unit No. 5, where a
14 new tenant proposes to construct an existing retail
15 store in a 49-seat cafe bar to be known as Moon
16 Star Cafe Bar; Section 4, Block 9, Lot 28.003.

17 Is anybody here to talk about that? Describe

18 what you're going to do.

19 MR. KAPELL: Members of the Board, Dave
20 Kapell, 400 Front Street, Greenport, for the
21 applicant, Moon Star Cafe Bar, LLC. I'm
22 accompanied this evening by Ahmet Ozel, who's the
23 principal of the company that is making this
24 proposition.

25 The intent is to create -- I don't know if

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1 you're familiar with the space. This is one of the
2 stores in the back of Front Street Garden, which is
3 a notoriously difficult space to rent. And the
4 applicants propose to enliven that location with a
5 cafe bar operation. There'll be no kitchen, no
6 cooking on premises. Food served will be prepared
7 offsite, heated in a microwave.

8 And they propose indoor and outdoor seating,
9 the idea being that the outdoor seating, in
10 addition to providing additional service space,
11 will generate interest in that back end of the
12 courtyard, which historically has been very
13 difficult to find tenants for.

14 The garbage, a couple of key issues that I
15 want to point out, garbage will be contained,
16 refrigerated in the store for delivery directly to
17 the waste collection operation, so there'll be
18 no -- there's no proposal for a dumpster. All
19 equipment in the building, in the store will be
20 electric, so there's no propane involved. So
21 there's no propane and no dumpster, no kitchen.
22 Very simple operation.

23 CHAIRMAN JAUQUET: And so what's going to be
24 served there?

25 MR. OZEL: Beverage, beverages, and prepared

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1 food.

2 CHAIRMAN JAUQUET: Brought in, as you said,
3 from offsite preparation facilities somewhere; is
4 that right?

5 MR. OZEL: Yeah.

6 MR. KAPPELL: From a Health-Department-
approved source.

7 CHAIRMAN JAUQUET: Okay.

8 MR. DOWLING: And this is going to be -- but
9 there's no cooking, that you are reheating

10 it onsite?

11 MR. KAPELL: Yes, in a microwave.

12 MR. OZEL: Yeah, microwave.

13 CHAIRMAN JAUQUET: So you're installing a new
14 bathroom, is that -- you're renovating whatever
15 bathroom is there already?

16 MR. KAPELL: I think it will be -- it will
17 effectively be a new bathroom that, you know, is
18 handicapped accessible and meets the code.

19 CHAIRMAN JAUQUET: And what about -- there's
20 got to be a sink or something. I don't see a sink
21 on the -- in the kitchen -- or, I mean, in the
22 counter area. I know it's not a kitchen.

23 MR. KAPELL: Well, there's going to be a bar,
24 so there will be a requirement for a sink to
25 provide sanitary facilities for the bar.

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1 CHAIRMAN JAUQUET: Okay. So that's coming on
2 the site -- that's to come, then, on the site plan?

3 MR. KAPELL: Yeah. The Architect who
4 prepared the plans is here. Iral, do you want to
5 come up for a minute and respond?

6 MR. TALGAT: Sure.

7 CHAIRMAN JAUQUET: And if there's a bar, does
8 that mean there's liquor? There's going to be
9 liquor?

10 MR. KAPELL: Yes, alcohol and coffee.

11 CHAIRMAN JAUQUET: Okay. So wine, beer,
12 liquor, the whole nine yards?

13 MR. KAPELL: Yeah.

14 CHAIRMAN JAUQUET: Okay.

15 MR. KAPELL: Iral Talgat, the Architect on
16 the project.

17 MR. TALGAT: There will be a bar, and with
18 the bar, there will be a sink and water, so yes.

19 CHAIRMAN JAUQUET: Okay.

20 MR. TALGAT: But there's nothing as shown.
21 We're waiting for plans to come from the bar
22 designer for that in the kitchen.

23 CHAIRMAN JAUQUET: Okay. So that goes in
24 somewhere on that counter?

25 MR. KAPELL: Under the counter.

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1 MR. TALGAT: Right. Yeah, under the counter,

2 right.

3 CHAIRMAN JAUQUET: Either the counter or
4 the --

5 MR. TALGAT: Right.

6 CHAIRMAN JAUQUET: The counter along the
7 structural wall. Where is it going to be? It's
8 got to be in front. It's got to be on the counter
9 area, because --

10 MR. TALGAT: Usually, the sink is right where
11 the counter is, right below that.

12 CHAIRMAN JAUQUET: Where those seats are,
13 along where the -- in back of the seats.

14 MR. TALGAT: Right, uh-huh. The back will be
15 the display for either beverages, alcoholic,
16 nonalcoholic, things of that nature.

17 CHAIRMAN JAUQUET: So there's refrigeration
18 as part of that --

19 MR. TALGAT: Yes, yes.

20 CHAIRMAN JAUQUET: -- operation?

21 MR. TALGAT: Yes.

22 CHAIRMAN JAUQUET: Ice-maker.

23 MR. TALGAT: Yes.

24 CHAIRMAN JAUQUET: That kind of equipment --

25 MR. TALGAT: Yes.

1 CHAIRMAN JAUQUET: -- going to be installed,
2 so --

3 MR. DOWLING: So a lot of plumbing is
4 basically going to be installed?

5 CHAIRMAN JAUQUET: Yeah, there's a --

6 MR. TALGAT: There's going to be plumbing
7 installed, correct, yes.

8 CHAIRMAN JAUQUET: -- plumbing and
9 electric redo --

10 MR. TALGAT: Yes, yes.

11 CHAIRMAN JAUQUET: -- to handle all that?

12 MR. TALGAT: Yes.

13 CHAIRMAN JAUQUET: Yeah, right. And that's
14 part of the Building Department's C of O process.

15 MR. BURNS: Outdoor seating always puzzled
16 me, because sometimes it's on public property, and
17 I don't know who's property --

18 MR. KAPPELL: This is private property.

19 MR. DOWLING: It's all private.

20 CHAIRMAN JAUQUET: It's all private.

21 MR. BURNS: That's part of their lease.

22 MR. KAPPELL: As you know, you know, you're

23 familiar with Front Street --

24 MR. BURNS: Yeah.

25 MR. KAPELL: -- Garden Courtyard.

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1 MR. BURNS: Right.

2 MR. KAPELL: Yeah, that's private -- that's
3 all part of that piece of real estate and their
4 lease encompasses that area.

5 CHAIRMAN JAUQUET: And you're in the process
6 of getting your liquor licenses from the State,
7 right?

8 MR. KAPELL: Yes.

9 MR. OZEL: Yeah.

10 CHAIRMAN JAUQUET: That's to come, too?

11 MR. KAPELL: Yeah, the liquor license
12 application --

13 CHAIRMAN JAUQUET: When do you plan on
14 opening? When is the timetable for --

15 MR. KAPELL: Last week.

16 CHAIRMAN JAUQUET: How long does it take to
17 get a -- when did you apply for the liquor license?
18 How long does that take? We're just not familiar

19 with that.

20 MR. OZEL: One month.

21 CHAIRMAN JAUQUET: One month? Is that right?
22 Is that about right for them?

23 MR. TALGAT: You applied a one month ago and
24 they should probably --

25 MR. OZEL: Yeah, I applied one month ago.

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1 MR. TALGAT: One month ago.

2 MR. KAPELL: Probably at least another month.

3 CHAIRMAN JAUQUET: And I would -- you know,
4 the kind of things that the Planning Board gets
5 involved in, you know, the style type of your
6 outdoor table, is it plastic, metal, wood? Or, you
7 know, it's got to stand up to the elements.

8 MR. OZEL: Wood and plastic.

9 CHAIRMAN JAUQUET: Excuse me, wood and --

10 MR. OZEL: Wood table and plastic table.

11 CHAIRMAN JAUQUET: And glass top?

12 MR. OZEL: No, no glass.

13 CHAIRMAN JAUQUET: Wood table, plastic
14 chairs?

15 MR. OZEL: Yeah.

16 MR. BURNS: There'll be a sign on the
17 building?

18 MR. TALGAT: There will be a sign on the
19 building. And do we have a copy of the sign?

20 MR. OZEL: Yes.

21 MR. TALGAT: Along with the table and chairs
22 outside, there will be umbrellas also.

23 CHAIRMAN JAUQUET: Okay.

24 MR. DOWLING: That should be included on the
25 site plan, just so if we approve it and it doesn't

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1 have umbrellas there and you put an umbrella, it's
2 not approved.

3 MR. TALGAT: Okay.

4 CHAIRMAN JAUQUET: Yeah. Do that, yeah.

5 MR. TALGAT: Okay. So we'll show umbrellas
6 at each one of the tables.

7 CHAIRMAN JAUQUET: Right.

8 MR. TALGAT: Okay.

9 MR. DOWLING: And if there's going to any
10 kind of landscaping outside, that should be shown

11 so we can see it.

12 MR. TALGAT: So there would be no
13 landscaping.

14 MR. DOWLING: Okay.

15 CHAIRMAN JAUQUET: What about heaters?

16 MR. TALGAT: There's no provisions at this
17 moment for heaters.

18 CHAIRMAN JAUQUET: Right.

19 MR. DOWLING: Forty-nine seats, that's a lot
20 of food to be going in and out of there. Is there
21 like storage for all of that?

22 MR. TALGAT: Well, food or drink.

23 MR. DOWLING: Yeah.

24 MR. TALGAT: Drink.

25 MR. KAPELL: It's primarily a beverage

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1 operation.

2 MR. DOWLING: So more of a bar?

3 MR. KAPELL: Right, absolutely, bar and cafe.
4 I think there's also going to be an emphasis on
5 coffee drinks.

6 CHAIRMAN JAUQUET: So what kind of food?

7 What's the food going to be, you know, breakfast,
8 lunch?

9 MR. TALGAT: No, I don't --

10 CHAIRMAN JAUQUET: Dinner fair?

11 MR. TALGAT: I think it might just be snacks
12 that go along with beverages.

13 CHAIRMAN JAUQUET: Yeah. And what were the
14 hours going to be?

15 MR. TALGAT: One second.

16 MR. KAPPELL: Ahmet, the Planning Board's
17 asking what you're planning in terms of hours of
18 operation.

19 MR. OZEL: One o'clock to three o'clock.

20 MR. KAPPELL: One o'clock in the afternoon.

21 MR. OZEL: Afternoon.

22 MR. DOWLING: Until three in the morning?

23 MR. OZEL: Yeah, three o'clock in the
24 morning.

25 MR. DOWLING: Are you planning outdoor music?

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1 MR. KAPPELL: No.

2 CHAIRMAN JAUQUET: We're disallowing music.

3 I don't know if that gets involved in private --

4 MR. DOWLING: Well, it doesn't have outdoor
5 music.

6 CHAIRMAN JAUQUET: It's public space, right.

7 MR. DOWLING: I mean, that building, that
8 goes right out.

9 CHAIRMAN JAUQUET: Right.

10 MR. DOWLING: I'm not sure what we'd have to
11 look up in the Village Ordinance for food service
12 and whether microwaving is cooking or not. Or,
13 Dave, do you know of any kind of --

14 MR. TALGAT: Excuse me. This is a copy of
15 the sign.

16 MR. KAPELL: It's, frankly, no different --
17 there's no difference between this and the
18 operation at Whiskey Wind, for example, that's been
19 there for years. They -- you know, they have pizza
20 that they heat up at Whiskey Wind. They serve
21 hotdogs, I think. You know, it's kind of a typical
22 tavern type operation.

23 MR. DOWLING: That's new to that space,
24 though.

25 MR. KAPELL: Excuse me?

1 MR. DOWLING: Yeah, but it's new, it's a new
use.

2 MR. KAPELL: Yeah, but it's conforming.

3 MR. DOWLING: Yup.

4 CHAIRMAN JAUQUET: I think, maybe, you know,
5 when you get your architectural plans, you should
6 just describe to us the hours of operation, the
7 fact that there will be not -- just don't put any
8 music in there, because you can't do that anymore.

9 MR. TALGAT: No outdoor music.

10 CHAIRMAN JAUQUET: No outdoor music.

11 MR. TALGAT: Okay.

12 CHAIRMAN JAUQUET: And I guess -- I don't
13 think there are any other real issues. You know,
14 the other thing --

15 MR. DOWLING: It would be nice to see a
16 picture of what the tables and chairs are going to
17 look like.

18 MR. KAPELL: Yeah, that's what I, you know --

19 MR. KAPELL: And a sign-makers rendering of
20 the sign.

21 MR. TALGAT: Well, we have that.

22 CHAIRMAN JAUQUET: Yeah.

23 MR. TALGAT: I submitted that.

24 CHAIRMAN JAUQUET: And that has got to
25 conform to the sign and sizes.

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1 MR. KAPPELL: We'll give you the dimensions of
2 the sign and the location.

3 CHAIRMAN JAUQUET: Yeah, add that to the, you
4 know -- and then, if there's going to be any kind
5 of landscaping out there.

6 MR. TALGAT: There will be no landscaping.

7 CHAIRMAN JAUQUET: I don't know if that's the
8 purview of us on a --

9 MR. KAPPELL: There's existing landscaping
10 there.

11 CHAIRMAN JAUQUET: There's some boxes.

12 MR. KAPPELL: Yeah, there are planters in the
13 middle of the courtyard.

14 CHAIRMAN JAUQUET: Yeah.

15 MR. TALGAT: But that's all the way out in
16 the front, which has nothing to do with this
17 operation here.

18 CHAIRMAN JAUQUET: Yeah, I know, but he may

19 want to add something. If he does, tell us, if you
20 want to add potted plants between tables or
21 something.

22 MR. TALGAT: Okay.

23 CHAIRMAN JAUQUET: Which is a typical kind
24 of -- put that in now, even if you aren't going to
25 do it.

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1 MR. TALGAT: Okay.

2 CHAIRMAN JAUQUET: Because you might want to
3 later.

4 MR. TALGAT: Okay.

5 MR. DOWLING: Who is it that decides how many
6 tables are allowed, how many seats inside a
7 structure? Because they're asking for 49, total of
8 49 seats. So, I mean, we can't approve it unless
9 we know that that's technically allowed.

10 MR. ABATELLI: Right. Well, it starts with
11 the applicant.

12 MR. DOWLING: Okay.

13 MR. ABATELLI: But, basically, there are
14 formulas for inside, and then it's -- really, they

15 should provide a layout, which I think they do,
16 right?

17 MR. DOWLING: Yeah.

18 CHAIRMAN JAUQUET: Uh-huh.

19 MR. ABATELLI: And that's -- what is in the
20 layout is what's then -- you approve or don't
21 approve.

22 MR. DOWLING: Right.

23 MR. KAPELL: Yeah. The Health Department
24 standard for a bathroom -- for bathrooms is one
25 bathroom for every 49 seats. That's how the 49

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1 seats arrived -- was arrived at.

2 MR. DOWLING: Okay.

3 CHAIRMAN JAUQUET: Yeah, Eileen was saying
4 this.

5 MR. DOWLING: And then also, according to
6 your volume is what they actually do as well for
7 seating.

8 MR. KAPELL: Well, that's the Building
9 Inspector's purview. She would make a calculation
10 to ensure that. But, you know, the Architect --

11 MR. DOWLING: Okay. So we need that as well
12 from Eileen, then.

13 CHAIRMAN JAUQUET: Yeah.

14 MR. PROKOP: It's in the New York State
15 Building Code.

16 MR. KAPELL: Construction Code.

17 MR. PROKOP: It's a combination of what's
18 called the Building Code and existing Building
19 Code. There's a formula for seating per square
20 footage based on the type of use.

21 So what the Building Inspector has to do is,
22 and she may have already done this, but what she
23 does as part of her job is she assesses the --
24 determines the use, and then determines the square
25 footage, and then comes up with the number of seats

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1 that could be allowed. So it's a function, as
2 Mayor Kapell said, that it's a -- the Health
3 Department comes in, too, they have a factor, but
4 there's also a factor that comes in under the State
5 Building Code.

6 So like standing room -- an establishment

7 that has standing only is -- I think that's five
8 square feet per person. An establishment that is a
9 combination of standing and sitting I think is like
10 nine feet per person, and then there's another nine
11 square feet per person, then there's another factor
12 for sitting, seated dining.

13 MR. ABATELLI: Exactly. Even factors for if
14 they're fixed seats, or if the seats can be moved
15 around, but there are different formulas.

16 MR. PROKOP: So we'll take a look at it.

17 MR. ABATELLI: But there's a degree of common
18 sense.

19 MR. DOWLING: So we should get that from
20 Eileen before the next meeting so we can approve
21 how many seats we can allow on the site plan.

22 MR. TALGAT: Part of what you're saying is
23 correct. Public assembly, which this is, I don't
24 remember the coefficient, and that's basically for
25 occupancy --

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1 MR. PROKOP: Right.

2 MR. TALGAT: -- where the Fire Marshal gets

3 involved in. But when it comes down to tables and
4 chairs, when you go through the Health Department
5 specifications and calculations to develop some
6 kind of septic system, they have calculations for
7 that, which are completely independent from what
8 we're saying here. Our limit is going to be the
9 bathroom. Our bathroom is going to limit the total
10 number of chairs for this facility. Forty-nine
11 chairs, I tried fitting 49 chairs on the interior
12 space and that was pretty tight.

13 CHAIRMAN JAUQUET: Yeah.

14 MR. TALGAT: It was very tight,

15 MR. PROKOP: What about the New York State
16 Plumbing Code, doesn't the Plumbing Code have a
17 limit on the number of people per bathroom?

18 MR. TALGAT: It does. Again, that -- I don't
19 have the numbers in front of me or in my recall,
20 but there is a coefficient for that.

21 MR. PROKOP: Okay.

22 MR. TALGAT: But everything kind of -- for
23 example, this bathroom will basically limit us in
24 terms of numbers of seats, unless we add another
25 bathroom. Again, the Building Inspector gets

1 involved at that point.

2 MR. PROKOP: Yeah.

3 CHAIRMAN JAUQUET: You don't have any plans
4 to do that, thought, at this point?

5 MR. TALGAT: Right now, it's just one
6 bathroom and 49 chairs.

7 CHAIRMAN JAUQUET: And the 49 formula.

8 MR. TALGAT: Huh?

9 CHAIRMAN JAUQUET: You're working with the
10 49-seat formula?

11 MR. TALGAT: Correct.

12 MR. KAPELL: Yes.

13 MR. TALGAT: Yes. It would be pretty tight
14 to fit 49 people. I don't think we have 49 people
15 in here. We have a generous amount of space. I
16 think the store or the building that we're looking
17 at right now basically is about half of this, and
18 that would be a lot of people. I hope that we're
19 that successful.

20 CHAIRMAN JAUQUET: Yeah. So that whole
21 garbage space is refrigerated, that whole space
22 where the garbage goes?

23 MR. KAPELL: No. There will be -- no. There

24 will be -- no, not --

25 CHAIRMAN JAUQUET: Where there's like a

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1 refrigerated garbage unit, I've never seen that
2 before, but not that --

3 MR. KAPELL: Where are you going to have the
4 refrigeration, in the storage area?

5 MR. OZEL: Yeah.

6 MR. KAPELL: Yeah.

7 CHAIRMAN JAUQUET: What is it, like a
8 refrigerated closet or something, or like --

9 MR. KAPELL: It's like a walk-in, a small
10 walk-in facility.

11 CHAIRMAN JAUQUET: Yeah. Oh, okay.

12 MR. DOWLING: So it's going to be
13 specifically for the garbage, you can't put food in
14 there, too?

15 MR. TALGAT: Correct, correct. Usually, what
16 they do in the City, where space is really limited,
17 they have these small, little bins that anything
18 that's basically biodegradable goes in there. You
19 don't want the odor anywhere. And since the space

20 that we have for the store is very limited, there
21 are no room for dumpsters, we have to tackle it
22 this way.

23 CHAIRMAN JAUQUET: Yeah, that's what we were
24 told. And then shouldn't there be in the site plan
25 places where you're going to have garbage bins?

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1 And what kind of cutlery are you using? You know,
2 I would imagine it's all plastic and paper, except
3 for maybe the glasses and stuff. I mean, maybe --

4 MR. KAPPELL: Yeah. There's no dishwashing
5 operation. It's what they call single service.

6 CHAIRMAN JAUQUET: Right.

7 MR. TALGAT: Yes. So --

8 CHAIRMAN JAUQUET: If you can have --

9 MR. TALGAT: So garbage bin, outdoor --

10 CHAIRMAN JAUQUET: Well, put it in. I would
11 imagine you're going to have something outside.

12 MR. TALGAT: Outside and inside, yes.

13 CHAIRMAN JAUQUET: Put that in there. And
14 also, you know, is there going to be an outdoor
15 service, you know, lots of --

16 MR. TALGAT: Wait service. Whether there's
17 outdoor wait service or indoor wait service is the
18 question?

19 CHAIRMAN JAUQUET: Right, yeah. And a kiosk
20 for the outdoor wait service, whatever.

21 MR. KAPPELL: A bus station.

22 CHAIRMAN JAUQUET: I don't know if you need
23 it for this, but you might -- if there is going to
24 be that, if you anticipate, stick that in on the
25 outside.

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1 MR. TALGAT: Okay.

2 CHAIRMAN JAUQUET: I don't -- you know, I
3 guess it's going to be incorporated into the
4 kitchen when we see that plan. But, you know, if
5 you're going to have that other kind of stuff on
6 the outside like plants, or that kiosk, or garbage
7 bins outside, put that in there, just so we know.

8 MR. TALGAT: Yeah, I think that would be
9 important to maintain all the refuge.

10 CHAIRMAN JAUQUET: Yeah, just put those
11 pictures in there.

12 MR. TALGAT: Yes.

13 MR. KAPPELL: Anything else we can provide for
14 you?

15 CHAIRMAN JAUQUET: Well, I guess when the
16 Architect finishes off the interior, you may have
17 an -- is the elevation going to change, that --

18 MR. KAPPELL: No.

19 MR. TALGAT: No.

20 CHAIRMAN JAUQUET: That facade, that's going
21 to stay? Okay.

22 MR. KAPPELL: No, no changes.

23 CHAIRMAN JAUQUET: New door, different kind
24 of door?

25 MR. KAPPELL: Are you going to change the

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1 door?

2 MR. TALGAT: No.

3 MR. KAPPELL: No.

4 CHAIRMAN JAUQUET: Windows stay, like --
5 okay, this facade stays the same.

6 MR. DOWLING: Now, are you also in the spaces
7 across the way? It's as though you have your signs

8 on the windows, the little thing, Moon Star,
9 whatever it is, Moon Star Cafe in the windows on
10 the -- what's on your plan is the vacant spaces.
11 Are you across the way as well?

12 MR. KAPELL: No, not at this time.

13 MR. DOWLING: Okay.

14 CHAIRMAN JAUQUET: They're vacant now?

15 MR. KAPELL: It's possible in the future, but
16 not at this time.

17 MR. DOWLING: Okay. I just saw in the
18 windows there are -- you had something -- it had
19 the business name on it.

20 MR. KAPELL: No.

21 MR. DOWLING: Okay.

22 MR. KAPELL: The operation we're proposing is
23 strictly limited to what we've shown you.

24 MR. DOWLING: Okay.

25 CHAIRMAN JAUQUET: Is the space to the east

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1 of these outdoor tables vacant right now?

2 MR. KAPELL: Yes, it is. There are three
3 vacant stores in that property.

4 CHAIRMAN JAUQUET: They're all back there,
5 too?

6 MR. KAPELL: Yeah.

7 CHAIRMAN JAUQUET: How's the salon doing?

8 MR. KAPELL: I don't -- you know, I don't
9 know. I'm not the landlord, so I can't say. But
10 needless to say, you know --

11 CHAIRMAN JAUQUET: I know, the whole thing
12 back there is dead space.

13 MR. KAPELL: -- something's got to change
14 back there. That's a -- you know, it's a no man's
15 land back there.

16 CHAIRMAN JAUQUET: Yeah.

17 MR. KAPELL: It has been for a long time.
18 Occasionally, you can get an office tenant, but
19 that, you know, is historically weak.

20 CHAIRMAN JAUQUET: What about signage out
21 front? You know, those spaces use the little
22 sandwich board. You can use those, not on public
23 property, but --

24 MR. TALGAT: Right.

25 CHAIRMAN JAUQUET: Private there starts right

1 at the -- right where the sidewalk ends, right?

2 MR. DOWLING: Well, they'll also have signs
3 on the corner of the building as well.

4 CHAIRMAN JAUQUET: You won't have signs --

5 MR. KAPELL: There's a group -- there's a
6 group sign on the building.

7 CHAIRMAN JAUQUET: There's a group sign, too,
8 yeah.

9 MR. KAPELL: So that they'll have space on
10 that. Do you envision a sandwich board up front of
11 any sort?

12 MR. OZEL: No.

13 MR. KAPELL: Not at this time.

14 MR. OZEL: Not at this time.

15 CHAIRMAN JAUQUET: Yeah. I'm just thinking
16 of things to make.

17 MR. KAPELL: We're hoping, frankly -- the
18 idea is that the outdoor seating --

19 CHAIRMAN JAUQUET: Oh, will create
20 an activity that people will notice.

21 MR. KAPELL: Will create it. That's the
22 whole -- that's basically what's driving us.

23 CHAIRMAN JAUQUET: Right. Well, certainly,
24 the umbrellas will make --

25

MR. KAPELL: Exactly.

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1 CHAIRMAN JAUQUET: -- an impact, if you
2 choose the right -- or I don't know.

3 MR. DOWLING: And I'm just coming from
4 growing up on the South Fork, where when you open
5 up a new bar or a restaurant, you actually have
6 to -- when you say you have a new bar, you actually
7 have 10 bar stools. You have to buy ten, or pay
8 the Village for 10 bar stools. Is there anything
9 like that here? Like you have to buy the parking
10 spaces, basically. In Sag Harbor, they used to
11 charge -- this is like 15 years ago. They charged
12 \$3500 a parking space. If you opened up with 10
13 bar stools, there's 35 grand right there.

14 CHAIRMAN JAUQUET: For what?

15 MR. KAPELL: If I could give you some input
16 on that.

17 MR. DOWLING: To buy a parking space which
18 does not exist. So I don't know if there's
19 anything, because, obviously, we have now 49 seats.
20 If you fit four in, you know, there's a lot of

21 parking, selling that.

22 MR. KAPELL: If I can share a little Village
23 history with you for a moment, if you'll indulge
24 me, because I know this subject really well.

25 CHAIRMAN JAUQUET: Go ahead.

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1 MR. KAPELL: In 1990 or 1991, the Village, in
2 its wisdom, eliminated the off-street parking, a
3 requirement for all buildings existing at that
4 particular moment in time. I don't remember what
5 the exact date is, but it was a date in 1990. And
6 the reason for that was that it was virtually
7 impossible to open a new restaurant or any sort of
8 use that required significant off-street parking by
9 virtue of the fact that every single property in
10 the downtown district, including this one, is
11 literally built lot line to lot line.

12 MR. DOWLING: Yeah.

13 MR. KAPELL: So at that -- and, at that point
14 in time, the Village had a vacancy rate that was
15 probably in the 25 to 35% range. Aldo's, Noah's, I
16 mean, I could list them all one after the next,

17 would not exist if it weren't for that particular
18 act by the Village Board. So the effect of that is
19 that all of these, all properties like this that
20 existed, all buildings that existed at that point
21 in time were exempt from the off-street parking
22 requirement.

23 MR. DOWLING: Good.

24 CHAIRMAN JAUQUET: All right.

25 MR. BURNS: Good. Good luck.

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1 MR. KAPELL: Thank you. We'll get you that
2 revised plan quickly.

3 MR. DOWLING: Thank you.

4 CHAIRMAN JAUQUET: Yeah. Just show all
5 the -- everything, even though you may not even --

6 MR. TALGAT: Okay.

7 CHAIRMAN JAUQUET: -- plan on it at this
8 point.

9 MR. TALGAT: Great.

10 CHAIRMAN JAUQUET: And then that's it.

11 MR. KAPELL: Thank you very much.

12 CHAIRMAN JAUQUET: Thank you. Where are we?

13 MR. DOWLING: Number 5.

14 CHAIRMAN JAUQUET: Number 5 is a discussion
15 of a new application for use evaluation by Susan
16 DePaola at 110 Front Street for a restaurant to be
17 known as Vino N Vittles in the former Pagano's
18 space.

19 Are they here? You're --

20 MR. VILLANTI: Yes. Hi.

21 CHAIRMAN JAUQUET: -- representing Susan?

22 MR. VILLANTI: Yes.

23 CHAIRMAN JAUQUET: Okay.

24 MR. VILLANTI: Hi. My name is Bryan
25 Villanti. I came for Susan DePaola regarding Vino

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1 N Vittles, if there was any questions, 110 Front
2 Street

3 MR. BURNS: You're really not planning any
4 changes, any basic changes?

5 MR. VILLANTI: No, not at all.

6 MR. BURNS: Just going to do better.

7 MR. DOWLING: I have one question. On the
8 site plan that's submitted, you actually have drawn

9 out a railing going out front? Is that -- which is
10 not existing at the moment?

11 MR. VILLANTI: No, I don't -- I don't believe
12 so. If I could just take a look.

13 MR. DOWLING: Yeah. The site plan here, it
14 shows a railing with a gap there in front, table
15 and table.

16 MR. VILLANTI: No. Maybe -- oh, what that
17 probably is, is -- am I taking out one?

18 MR. DOWLING: It says "railing," so --

19 CHAIRMAN JAUQUET: There was a railing on one
20 of those stores.

21 MR. VILLANTI: Yeah.

22 MR. DOWLING: Not that one, though.

23 CHAIRMAN JAUQUET: Yeah. I don't know.

24 MR. VILLANTI: You know where I actually got
25 this copy of this, was the -- I guess maybe three

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1 or four owners prior to this.

2 MR. DOWLING: Okay.

3 MR. VILLANTI: I got the diagram from him.

4 But, no, that's not to be.

5 CHAIRMAN JAUQUET: This is not to be, then?

6 MR. VILLANTI: No outside railings, no.

7 CHAIRMAN JAUQUET: Okay. Then resubmit this.

8 The first thing you need to do is resubmit this

9 without that on it. Okay?

10 MR. DOWLING: Because if it's on there and we

11 approve it, then you get to put out a railing and

12 we don't want that.

13 MR. VILLANTI: Okay. But we just can't draw

14 a line through that?

15 CHAIRMAN JAUQUET: Unless --

16 MR. DOWLING: You can. But if you can just

17 resubmit -- just resubmit the drawing without that.

18 CHAIRMAN JAUQUET: Yes, do that for the

19 meeting where we potentially approve this.

20 MR. VILLANTI: Sure.

21 MR. DOWLING: Yeah.

22 CHAIRMAN JAUQUET: That's all, and it's next

23 week.

24 MR. DOWLING: Yup.

25 MR. VILLANTI: Okay. Well, I guess --

1 CHAIRMAN JAUQUET: Because, you know, some of
2 those stores have potted plants and stuff between
3 them, so that you can tell you're going from one
4 space to the next when you're walking down the
5 street, and that's what might be indicated here. I
6 don't know.

7 MR. VILLANTI: I do see that wording in it,
8 it does say "railing." I didn't look that closely
9 to that. I guess somebody at one point did have
10 that.

11 MR. DOWLING: It says that awning will remain
12 the same, with the exception of different name and
13 number. It would be nice if it matched the same
14 coloring as the other places.

15 MR. ABATELLI: Yeah. There also is a signage
16 limit, so I don't know if --

17 MR. DOWLING: That's too big.

18 MR. ABATELLI: -- Eileen has reviewed that.
19 Well, I think this might be --

20 MR. DOWLING: If it hangs over public --

21 MR. ABATELLI: But this is probably plenty.
22 I'm not --

23 MR. DOWLING: Right.

24 MR. ABATELLI: At a minimum, it has to be the
25 dimensions of that.

1 MR. DOWLING: Right.

2 MR. ABATELLI: But there might be -- this
3 alone might be --

4 MR. DOWLING: The maximum?

5 MR. ABATELLI: -- the maximum amount of
6 signage for that size store.

7 MR. VILLANTI: Oh, I'm sorry. Are you
8 referring to this? No, I had sent -- my wife
9 did -- Eileen -- we were going to withdraw that.
10 We weren't going to apply for that, just that the
11 awning was -- we were going to keep the same awning
12 that -- I mean, not the same one.

13 CHAIRMAN JAUQUET: Same choice.

14 MR. VILLANTI: Replace it just like that and
15 keep that patch, and the same verbiage, not any
16 more or less. It's probably just what was left up
17 here, that's going to be deleted.

18 MR. ABATELLI: Okay. Well, I think what
19 they're saying is you've got to give us what you
20 want to do.

21 MR. DOWLING: Yeah.

22 MR. ABATELLI: Not what you -- somebody else,
23 you know?

24 MR. DOWLING: Yeah. For us to approve it,
25 it's got to be exactly what you want.

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1 MR. VILLANTI: Okay.

2 MR. DOWLING: Because if we --

3 MR. VILLANTI: Well, I happen to have some
4 kind of rendering that I got from --

5 MR. ABATELLI: There's another meeting next
6 Monday, which you could then bring the correct
7 stuff in.

8 MR. DOWLING: Yeah. If you can get all
9 the -- how it's actually going to be, if you can
10 get that to Eileen, so we'll all have it for the
11 next meeting.

12 MR. VILLANTI: Okay. Can I just ask you one
13 thing?

14 MR. DOWLING: Sure.

15 MR. VILLANTI: Is this going to be
16 prohibiting me from opening, from opening the
17 restaurant?

18 CHAIRMAN JAUQUET: When do you want to open?

19 MR. VILLANTI: Well, we actually wanted to
20 open April 15th, and then we only found out -- I
21 guess it was maybe April 3rd or something that the
22 landlord had called and had asked -- I guess Eileen
23 had stopped by and said that we had to submit this,
24 and I just was ignorant of this. The first time
25 I've ever been to any Village hearing in my life,

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1 but I'm familiar with the Town of Southold pretty
2 well.

3 MR. ABATELLI: And in Southold, could you
4 open a restaurant like in three days?

5 MR. VILLANTI: I can't answer that question
6 with regards to a restaurant.

7 MR. DOWLING: This is our work session, so we
8 can't approve it here, so we can't approve it until
9 the next meeting. So, between now and the next
10 meeting, you know, you can --

11 MR. PROKOP: You're not supposed to open
12 until we approve it, if -- and then --

13 MR. VILLANTI: That was my understanding.

14 That's why I'm here on their behalf.

15 MR. PROKOP: Please.

16 MR. DOWLING: So as long as we have for the
17 next meeting, if we have, you know, the site plan,
18 how it's going to be, and the --

19 MR. VILLANTI: Okay.

20 MR. DOWLING: And the image of how the
21 signage is going to be, and it's in conformity with
22 everything, then we can do it.

23 MR. VILLANTI: Okay. The first point is I
24 didn't realize there was that railing. We're not
25 having that for approval.

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1 CHAIRMAN JAUQUET: Number one, take that off.

2 MR. VILLANTI: The second one was the
3 so-called awning, what that would look like; is
4 that correct?

5 MR. ABATELLI: Right, what it's --

6 CHAIRMAN JAUQUET: What the front facade
7 signage is going to look like.

8 MR. VILLANTI: Okay.

9 CHAIRMAN JAUQUET: Exactly how you want it.

10 Revise that illustration.

11 MR. VILLANTI: Okay.

12 CHAIRMAN JAUQUET: Those two things.

13 MR. VILLANTI: I just happen to have a copy
14 of this from this morning that the awning people
15 had printed out. Submit this the next time or --

16 MR. DOWLING: Yeah, submit it to Eileen --

17 CHAIRMAN JAUQUET: Yeah.

18 MR. DOWLING: -- so Eileen has it and can
19 disperse it to us for the next meeting.

20 CHAIRMAN JAUQUET: Right.

21 MR. VILLANTI: Okay.

22 MR. ABATELLI: And also, if you're going to
23 have tables outside, to specifically show us, and
24 if there's going to be umbrellas in the tables, to
25 be specific. With Pagano's, we did have a regular

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1 problem, that their umbrellas were probably a
2 little bigger than they should be, and having to
3 constantly push them back because they crept into
--

4 MR. DOWLING: Yeah, they can't go over the
5 property line.

6 MR. ABATELLI: So we need those dimensions of
7 the tables, the number of chairs, and the size of
8 the umbrellas.

9 MR. VILLANTI: Okay.

10 MR. ABATELLI: Because you do have space in
11 the front, but it's not unlimited.

12 MR. VILLANTI: No. I think that the tables
13 that you do have over there doesn't show umbrellas.

14 MR. ABATELLI: But just tell us --

15 MR. DOWLING: But if you want -- if you want
16 an umbrella, put it on the site plan, so that --

17 MR. VILLANTI: Okay.

18 MR. DOWLING: Otherwise, if you put an
19 umbrella up, we'll say, "It's not approved, take it
20 out." But if you put it there, we're not against
21 umbrellas.

22 MR. VILLANTI: Okay.

23 MR. DOWLING: Just make sure it's on the
24 plan.

25 MR. VILLANTI: And I understand what you were

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1 saying, they were a little too wide, those

2 umbrellas. I remember that from, you know, walking
3 by there last year myself.

4 CHAIRMAN JAUQUET: What were the dimensions?
5 What was the diameter of those umbrellas?

6 MR. ABATELLI: I don't remember exactly. I
7 mean, they technically just fit in their space, but
8 they never stayed.

9 CHAIRMAN JAUQUET: Right.

10 MR. ABATELLI: You know, they just -- there's
11 a little slope there.

12 CHAIRMAN JAUQUET: Right.

13 MR. ABATELLI: They would have to be pushing
14 them back. You know, it wasn't terrible, it
15 just -- they were too big. I'm sure even their
16 owner thought, "These are bigger than I thought."
17 You have a specific area. You need to just have it

--

18 CHAIRMAN JAUQUET: Is their music an issue
19 with this?

20 MR. ABATELLI: It hadn't been. They didn't
21 have outdoor music.

22 CHAIRMAN JAUQUET: So there's no music,
23 outside music like Buffalo Bill's? You can't have
24 that.

25 MR. VILLANTI: No.

1 CHAIRMAN JAUQUET: Okay.

2 MR. DOWLING: Like Buffalo Bill's or
3 Rhumbline.

4 CHAIRMAN JAUQUET: Right. All right. So
5 those are just -- that's four or five things and --

6 MR. DOWLING: You get off easy, that's easy.
7 As long as you get that to us, I don't see any
8 issue with it being approved.

9 CHAIRMAN JAUQUET: That's par for the course.

10 MR. VILLANTI: Can I just ask you, is this --
11 is that something you get approved that night?

12 CHAIRMAN JAUQUET: Yeah, we can do that if --

13 MR. VILLANTI: Okay.

14 CHAIRMAN JAUQUET: -- everything is in order.

15 MR. VILLANTI: All right.

16 MR. PROKOP: It's kind of up to you, because
17 I don't want to -- don't come in next week and be
18 missing something and then be upset with us,
19 because it's -- we can't even think about it unless
20 you get all these things, otherwise it's going to
21 be -- you know, it just won't be considered.

22 So it's the railing, the signage, and then
23 the other -- the dimensions of the tables and the
24 umbrellas, and then the number of chairs and
25 umbrellas -- excuse me. Tables, the number of

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1 tables and chairs, and I guess also the number of
2 umbrellas, all of that information so we can figure
3 that out, please.

4 MR. VILLANTI: Okay.

5 MR. PROKOP: That was it, right?

6 CHAIRMAN JAUQUET: I think that's it, yeah.

7 MR. VILLANTI: All right. Thank you.

8 MR. BURNS: Thank you.

9 MR. VILLANTI: Good night. The meeting would
10 be a week from today?

11 CHAIRMAN JAUQUET: Yes, the 3rd.

12 MR. VILLANTI: Thank you very much.

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

14 All right. Number 6, a new application,
15 discussion for a use evaluation at 455 Main Street
16 by owner, Deborah Schade, to open a tea house in a
17 first floor commercial space in the building and in

18 the side yard, as well as a bike rental operation
19 in the rear barn on the premises; Section 4, Block
20 7, Lot -- Section 4, Block 7, Lot 19. Hi.

21 MS. SCHADE: Hi. I'm Deborah Schade.

22 CHAIRMAN JAUQUET: Hi.

23 MS. SCHADE: And I own the property at 455
24 Main Street, which houses my salon and spa now for
25 21 years. And I am looking to put in a tea room on

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1 the south side of the building, which I used to
2 rent, and then extend it out back where I have a
3 brick courtyard, and then along the lawn on the
4 side. I --

5 MR. PROKOP: What's the zoning of the
6 property?

7 MS. SCHADE: Commercial.

8 MR. PROKOP: It's Commercial zoning? And the
9 whole thing, including the barn?

10 MS. SCHADE: Yes.

11 MR. PROKOP: The Entire property is CR, okay.

12 MR. ABATELLI: It backs on to residential,
13 but it's all --

14 MR. PROKOP: Okay.
15 CHAIRMAN JAUQUET: It's not mixed zoning?
16 MR. ABATELLI: It's a large space.
17 CHAIRMAN JAUQUET: It's not mixed zoning?
18 MR. ABATELLI: It's not mixed zoning?
19 MR. PROKOP: It's not half and half?
20 CHAIRMAN JAUQUET: There's not a --
21 MR. ABATELLI: No, no.
22 CHAIRMAN JAUQUET: It's all one zone?
23 MR. ABATELLI: No. The entire property is.
24 MS. SCHADE: So the property also is very
25 private. So where I would have the tables is

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1 behind a garden and then a fence, so nothing is
2 really on the street. There would be no cooking
3 there. I have a kitchen. Cristoforo Pasticceria
4 will do all of the baking, so there will be no
5 baking on premises. I'm not going to have music
6 outside.

7 MR. DOWLING: Oh, come on.

8 MS. SCHADE: And I could take -- I don't have
9 a picture of the tables and chairs, but I certainly

10 will bring them. They're iron and they're heavy,
11 so they won't blow. They also fold in case I need
12 to move them.

13 MR. PROKOP: What are the dimensions of the
14 side yard? How many -- how much space do you have
15 there?

16 MS. SCHADE: The side yard, I would say, is
17 probably about 20-by-50 on the side, and then I
18 have in the back, where the brick courtyard is, but
19 I can get you exact measurements, if you want.

20 MR. BURNS: There are tables and chairs there
21 already, aren't there?

22 MS. SCHADE: On the back, yes. I -- yes,
23 there are. I have them out there for my clients.
24 They go out there and just relax, which is what
25 gave me the idea.

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1 CHAIRMAN JAUQUET: How do they get there
2 right now, your clients? Do they go through the
3 back to get there?

4 MS. SCHADE: So, as you enter the building,
5 you can go to the right, which brings you to the

6 salon. And, yes, there's a door out there that
7 they can get to.

8 CHAIRMAN JAUQUET: Okay.

9 MS. SCHADE: Now, where I'm proposing the tea
10 room, is you would go in and go to the left, and
11 there is a door that goes straight out to the back
12 courtyard. And then I was approved by the Historic
13 District to put two French doors on the south side
14 of the building, so that would lead to the side,
15 the side lawn.

16 CHAIRMAN JAUQUET: Oh, right there. Yeah,
17 that's behind. You pointed that out.

18 MR. BURNS: The area is accessible from --
19 directly from Main Street.

20 MS. SCHADE: Yes, it is. It is also, yes. I
21 have an arbor, so you can actually walk right to
22 that lawn as well.

23 CHAIRMAN JAUQUET: What do you walk over once
24 you leave the sidewalk?

25 MR. DOWLING: Is this grass or --

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1 MS. SCHADE: No, no. It's --

2 CHAIRMAN JAUQUET: Is it a sidewalk?

3 MS. SCHADE: It's like slate, and then I have
4 like a little walkway.

5 CHAIRMAN JAUQUET: Okay. From the sidewalk
6 and your front walk --

7 MS. SCHADE: Right.

8 CHAIRMAN JAUQUET: -- to the side yard.

9 MS. SCHADE: Right.

10 CHAIRMAN JAUQUET: And the tables are
11 viewable from the sidewalk, I would imagine.

12 MS. SCHADE: The tables will be -- yeah,
13 they'll be able to see them.

14 CHAIRMAN JAUQUET: Yeah. And what's between
15 you and the building to the south?

16 MS. SCHADE: A fence.

17 CHAIRMAN JAUQUET: It's a fence. And
18 that's what -- that's what will determine the
19 facade, so to speak, on the tea room enclosure on
20 that side?

21 MS. SCHADE: Right.

22 CHAIRMAN JAUQUET: Okay. And then they'll be
23 looking at the French doors and the side of the
24 house on the other side?

25 MS. SCHADE: Uh-huh.

1 MR. DOWLING: And are you going to have
2 tables and chairs inside?

3 MS. SCHADE: I am. And the Health Department
4 had told me that I would be able to seat 17 in
5 there for this.

6 MR. DOWLING: So, as you could probably
7 notice from everybody else we talked to you, as far
8 as you need to have a nice site plan of how you
9 have your tables and chairs and the service is
10 going to be in.

11 MS. SCHADE: Yes.

12 MR. DOWLING: And the dumpster, the dumpster
13 should be on the site plan.

14 MS. SCHADE: The dumpster actually -- yeah.
15 And the dumpster, I have a dumpster in the back on
16 the side of the barn, so it's not viewable at all.

17 CHAIRMAN JAUQUET: Do we need a more
18 detailed --

19 MR. DOWLING: Oh, we definitely need a more
20 detailed site plan showing --

21 MS. SCHADE: Yeah, for the inside.

22 CHAIRMAN JAUQUET: That's coming?

23 MS. SCHADE: Yeah.
24 CHAIRMAN JAUQUET: Okay.
25 MS. SCHADE: I didn't know I needed to do

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1 that, but I'll do that. So the interior you're
2 saying?
3 MR. DOWLING: Exactly.
4 MS. SCHADE: Yeah.
5 MR. DOWLING: And a better layout also on the
6 patio, like where you're going to have your tables
7 and chairs, how they're going to be laid out.
8 MS. SCHADE: Okay.
9 MR. DOWLING: How many you're going to have.
10 MS. SCHADE: Okay.
11 MR. DOWLING: So we should know like how
12 many -- the actual seating you plan on having, the
13 umbrellas on the tables.
14 MS. SCHADE: Okay.
15 MR. DOWLING: Because, you know, what people
16 can see from the street is important.
17 MS. SCHADE: Okay.
18 MR. PROKOP: What is the use of the barn now?

19 MS. SCHADE: It just has stuff in it, my
20 stuff from the salon and just --

21 MR. PROKOP: Okay.

22 MS. SCHADE: It's just storage.

23 CHAIRMAN JAUQUET: Storage barn, yeah.

24 MR. PROKOP: And who's going to operate the
25 bike service, you or somebody else?

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1 MS. SCHADE: Myself and my brother. So I'm
2 having a yard sale to clean out that stuff, so it
3 will be empty, and that's where I'll have a -- this
4 gentleman is talking about the bikes, so that --

5 CHAIRMAN JAUQUET: Yeah, yeah.

6 MS. SCHADE: And that's where I plan on
7 housing the bikes. But I wanted to ask permission
8 to -- I have a piece of lawn in the front where I
9 would just maybe park two to three bikes, no sign,
10 no sign, and they're really great looking. They're
11 brand new beach cruisers, you know, so they're nice
12 looking bikes. And maybe just to have balloons on
13 them, because I don't think that -- I don't think I
14 need a sign on them. You know, I plan on going to

15 the hotels and, you know, the marinas and whatnot
16 with, you know, a business card and really
17 marketing it that way.

18 CHAIRMAN JAUQUET: Can they -- can she put a
19 sign out there for the bikes somewhere legally to
20 do it?

21 MR. ABATELLI: Well, you could put a sandwich
22 sign on your own property if you wanted.

23 MS. SCHADE: Yeah.

24 MR. ABATELLI: And I know most of the bike
25 places usually have a basket, or you might have a

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1 little plate on the handlebars that says --

2 MS. SCHADE: That's what I was -- that's what
3 I thought, says rent, yeah.

4 MR. ABATELLI: -- whatever it says. And then
5 people walking by and they see that.

6 CHAIRMAN JAUQUET: So give it some thought
7 and do that, just so you're not --

8 MS. SCHADE: Well, you know, I didn't want to
9 have too many signs in front of the building also.

10 CHAIRMAN JAUQUET: Yeah. Well, that's a --

11 yeah, I know what you mean.

12 MS. SCHADE: You know? And --

13 CHAIRMAN JAUQUET: So, does the --

14 MR. DOWLING: Well, this has on here, it says
15 the only signage will be a tag on the bike reading
16 "For Rent."

17 MS. SCHADE: Yeah.

18 CHAIRMAN JAUQUET: Where is that? A tag on
19 the bikes themselves. But she is allowed to do
20 some sort of other bigger --

21 MR. ABATELLI: But you could get approval to
22 put a real sign up, but it's on her own property
23 where there's the grass, because, I mean, you
24 actually --

25 MS. SCHADE: Yeah.

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1 CHAIRMAN JAUQUET: Yeah.

2 MR. ABATELLI: You don't have a lawn in front
3 you could have done that, especially that goes out
4 when the bikes are out, you know.

5 CHAIRMAN JAUQUET: Yeah. I mean, you should
6 give it some thought.

7 MS. SCHADE: I will consider it. Yeah, I'll
8 see how -- I'll see how it goes.

9 MR. DOWLING: No neon lights.

10 MS. SCHADE: I won't -- I'm sorry?

11 MR. DOWLING: No neon lights.

12 CHAIRMAN JAUQUET: No music. We said that
13 already, but the bikes, no music with the bikes.

14 MR. DOWLING: On your plan, it says here that
15 you will have, you know, cafe-style music, but that
16 will be inside only, right?

17 MS. SCHADE: Yes. Yes, that will be inside
18 only.

19 CHAIRMAN JAUQUET: So how does it -- on this
20 plan, basically, you just draw a line through the
21 middle from the front doors back, and that on the
22 south side is the tea room space?

23 MS. SCHADE: Yeah. As you enter the front
24 doors, there's a staircase that goes upstairs.

25 CHAIRMAN JAUQUET: And that's right in the

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1 middle?

2 MS. SCHADE: Yes. So you would on the left

3 would walk into the tea room.

4 CHAIRMAN JAUQUET: Okay.

5 MR. PROKOP: What was the former space?

6 MS. SCHADE: And on the right would stay the
7 salon. I'm sorry?

8 MR. PROKOP: I'm sorry. I thought you were
9 stopping. I didn't mean to interrupt you.

10 What was -- the use that vacated, what was
11 that use here?

12 MS. SCHADE: Well, just the last tenant I had
13 was Siren Design.

14 MR. PROKOP: Okay.

15 MS. SCHADE: She was a graphic artist.

16 MR. PROKOP: Thanks.

17 CHAIRMAN JAUQUET: And what is it -- what did
18 you say in here about -- there's a description
19 about the food handling in here.

20 MR. DOWLING: Prepared off site.

21 CHAIRMAN JAUQUET: Prepared off site.

22 MS. SCHADE: So there would only be assembly
23 there.

24 CHAIRMAN JAUQUET: Does that space have its
25 own bathroom?

1 MS. SCHADE: I have two bathrooms.

2 CHAIRMAN JAUQUET: Right. There's a half
3 bath in each of the spaces, yours and the other
4 one. And does this require an installation of a
5 sink or some sort of half kitchen?

6 MS. SCHADE: A sink.

7 CHAIRMAN JAUQUET: And that's going to be
8 installed?

9 MS. SCHADE: Yes.

10 CHAIRMAN JAUQUET: Okay.

11 MS. SCHADE: I'm going to put a sink and a
12 dishwasher.

13 CHAIRMAN JAUQUET: Okay. And that will be in
14 your --

15 MS. SCHADE: Yes.

16 CHAIRMAN JAUQUET: Your --

17 MR. DOWLING: Site plan?

18 CHAIRMAN JAUQUET: Site plan.

19 MS. SCHADE: Uh-huh.

20 CHAIRMAN JAUQUET: Okay. Along with the rest
21 of where the seats are, and the counters, and
22 bathroom. Okay.

23 All right. So what happens next?

24 MR. DOWLING: I think we need to get --

25 CHAIRMAN JAUQUET: We'll get your --

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1 MR. DOWLING: Updated site plan.

2 CHAIRMAN JAUQUET: Your real site plan.

3 MS. SCHADE: Site plan of the interior and --

4 MR. PROKOP: No, the exterior.

5 CHAIRMAN JAUQUET: And the exterior.

6 MR. DOWLING: Outside area.

7 CHAIRMAN JAUQUET: Draw-hand --

8 MS. SCHADE: And exterior, okay.

9 CHAIRMAN JAUQUET: Yeah. Draw-hand those
10 outside tables and umbrellas, just as your --

11 MR. DOWLING: Everything you're asking for
12 should be on the site plan.

13 MS. SCHADE: Okay. So just one more
14 question. So I have the -- I have a brick --
15 there's the sidewalk and then brick, which is my
16 property, and then the house. So I had thought
17 about maybe just putting a couple of little cafe
18 tables in the front with just two chairs, but I
19 don't know if that would be something -- would you

20 want that?

21 MR. PROKOP: Well, any of these ideas that
22 you have, like -- there seems to be like a stream
23 of ideas. Any of these ideas that you have, you
24 have to tell us and it has to be on a plan.
25 Otherwise, what's going to happen is you'll get

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1 approved, and then the first thing that will happen
2 is you'll get a violation and have to go to court,
3 because anything, anything that you want to do, you
4 know, has to be on this plan that we're asking
5 about.

6 MR. DOWLING: So, if you think you want to
7 have cafe tables out front, put them on the site
8 plan.

9 CHAIRMAN JAUQUET: Put them in.

10 MR. BURNS: And if you need later on to make
11 a decision, a different decision, then you need to
12 come back to us with a new site plan.

13 MS. SCHADE: Okay. I guess my question is,
14 is that -- so, if I put them on there and then you
15 don't want them, then do I come back again? Is it

16 going to just stall me? That's my only question,
17 because then I -- they're not that important to me.

18 MR. DOWLING: She has to -- I mean, you have
19 to have -- I'm sure you have to have some sort of
20 Health Department approval for serving food from
21 there.

22 MS. SCHADE: Yeah.

23 MR. DOWLING: So, if the Health Department
24 allows you to have a certain amount of seats --

25 MS. SCHADE: Okay.

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1 MR. DOWLING: -- and these seats fall into
2 it, including what you have inside on your patio --

3 CHAIRMAN JAUQUET: Put them on.

4 MR. DOWLING: Put them on.

5 CHAIRMAN JAUQUET: If you think that's part
6 of your concept.

7 MR. DOWLING: Yeah.

8 MS. SCHADE: Okay.

9 MR. DOWLING: I mean, worst case scenario, if
10 you decide you don't like them, then you take them
11 off.

12 MS. SCHADE: Right.

13 MR. DOWLING: You know, we can't -- we
14 just -- anything you add on to the property after
15 we approve the site plan, you have to come back to
16 us for.

17 MS. SCHADE: Okay.

18 MR. DOWLING: So, if you think you want
19 tables out there, put them on the site plan.

20 MS. SCHADE: Okay.

21 CHAIRMAN JAUQUET: And now the bikes are
22 going to be in the corner there, at the front
23 corner?

24 MS. SCHADE: Yeah. I was hoping to just show
25 two or three bikes.

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1 CHAIRMAN JAUQUET: And are they going to be
2 in like a bike stall thing, you know, like a bike
3 rack, a little rack, so that --

4 MS. SCHADE: Uh-huh, so they don't fall.

5 CHAIRMAN JAUQUET: And then that hashmark you
6 have in the back between the bikes and the tea
7 space outside, is that a --

8 MS. SCHADE: Driveway, parking lot?

9 CHAIRMAN JAUQUET: No. It's just these
10 hashmarks here. Is that a fence or something to
11 separate the bikes from the tea room?

12 MR. DOWLING: Right here, yes.

13 CHAIRMAN JAUQUET: That little --

14 MS. SCHADE: Oh, that's my fence. Yes, it's
15 a fence inside.

16 CHAIRMAN JAUQUET: Oh, there's a fence there.

17 MS. SCHADE: Yes.

18 MR. DOWLING: Okay.

19 MS. SCHADE: So here's a garden, the fence,
20 and then this is the lawn, which goes onto the
21 patio. And this is where I wanted to maybe set the
22 bikes.

23 CHAIRMAN JAUQUET: So, potentially, people
24 can walk here, go past the building and the bikes
25 to get to the back and see what they want.

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1 MS. SCHADE: Yes. This is a walkway right
2 here.

3 CHAIRMAN JAUQUET: Oh, okay.

4 MS. SCHADE: This is a walkway right here.
5 So they could either come in the front, go out the
6 back way through the french doors, or come there.

7 MR. DOWLING: Okay. So put that in. Make
8 sure that's in there.

9 CHAIRMAN JAUQUET: Yeah, draw all this. And,
10 you know, if you think, you know, three bikes is
11 not enough and you need a place to put six bikes so
12 that it makes an impact, enough of an impact, I'm
13 just thinking three bikes might not say rental
14 operation to me. You know, you might want to go
15 for more than less in terms of the rack that you
16 have in front.

17 MS. SCHADE: I just don't know where I would
18 put that many more.

19 CHAIRMAN JAUQUET: Okay. That's fine. I'm
20 just saying, you don't have to --

21 MS. SCHADE: You know? And for me, visually,
22 it's like I'd like --

23 CHAIRMAN JAUQUET: That's what I'm saying.
24 If that's your concept --

25 MS. SCHADE: Yeah.

1 CHAIRMAN JAUQUET: -- it's three, then --

2 MR. DOWLING: I've got one question. What
3 color are these bikes?

4 MS. SCHADE: They're all colors.

5 MR. DOWLING: All colors?

6 MS. SCHADE: So there's like a mint green,
7 red, black, you know. They're just like they're
8 various colors.

9 CHAIRMAN JAUQUET: You're buying them new?

10 MS. SCHADE: And they're not like -- don't
11 worry. I can bring a picture of them.

12 CHAIRMAN JAUQUET: Why don't you do that?

13 MR. DOWLING: Yeah, that would be great.

14 CHAIRMAN JAUQUET: Take a photo. You know,
15 it would be good to --

16 MS. SCHADE: Okay.

17 CHAIRMAN JAUQUET: And so -- and then the
18 balance of the bikes are going to be in the barn?

19 MS. SCHADE: Are going to be stored in the
20 barn --

21 CHAIRMAN JAUQUET: Right.

22 MS. SCHADE: -- where, you know, they can be
23 cleaned up.

24 CHAIRMAN JAUQUET: Yeah, yeah. And then your

25 relative --

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1 MS. SCHADE: My brother.

2 CHAIRMAN JAUQUET: Your brother is going to
3 be actively --

4 MS. SCHADE: Yeah, he'll actively do that.

5 CHAIRMAN JAUQUET: -- communicating by -- I
6 don't know how you're going to do it, by phone, or
7 when people want bikes. Is he there all the time
8 or --

9 MS. SCHADE: No. I'm going to be.

10 CHAIRMAN JAUQUET: You're going to be.

11 MS. SCHADE: I'm going to be the go-to for
12 the rentals.

13 MR. DOWLING: Okay.

14 CHAIRMAN JAUQUET: Right.

15 MS. SCHADE: He'll just take care of them at
16 the end of the evening.

17 CHAIRMAN JAUQUET: You can do that as part of
18 your -- right. And, yeah, take a picture of how
19 the bike rental, if you can, how that's going to
20 look from the sidewalk.

21 MS. SCHADE: Right, okay.

22 CHAIRMAN JAUQUET: You know, just like an
23 elevation picture.

24 MS. SCHADE: Okay.

25 CHAIRMAN JAUQUET: The bikes are lined up and

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1 there's the stanchion there and the fence in back,
2 if that's possible.

3 MS. SCHADE: Okay. Oh, I can do it with a
4 picture?

5 CHAIRMAN JAUQUET: Yeah. Yeah, I think that
6 would work.

7 MS. SCHADE: I'm better at pictures than
8 drawing.

9 CHAIRMAN JAUQUET: Just, you know, a color
10 copier.

11 MS. SCHADE: Okay.

12 CHAIRMAN JAUQUET: It doesn't have to be
13 anything special to indicate.

14 MS. SCHADE: Okay. Great.

15 CHAIRMAN JAUQUET: All right.

16 MS. SCHADE: Thanks.

17 CHAIRMAN JAUQUET: Okay. Next, a discussion
18 and possible motion on a letter requesting
19 permission to place a curb cut on the northeast
20 corner of the residential property located at 203
21 Fourth Street whose owners are Monica and Peter
22 Rowsom.

23 MR. DOWLING: I have looked at it and I also
24 talked to Eileen, and she said there was no issue
25 in terms of the Village's side as far as that

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1 happening.

2 CHAIRMAN JAUQUET: Right. My only question
3 was -- should we ask our questions first, or -- we
4 read your letter.

5 MS. ROWSOM: I have nothing to say, so go
6 ahead, whatever you need.

7 CHAIRMAN JAUQUET: Okay. I was just
8 wondering why, why not put it --

9 MS. ROWSOM: Where it is?

10 CHAIRMAN JAUQUET: This is sort of
11 rhetorical, but --

12 MS. ROWSOM: Yeah.

13 CHAIRMAN JAUQUET: -- there's a reason for
14 it. Put another apron. Extend the apron and make
15 it double wide where the garage is on the side
16 street.

17 MS. ROWSOM: Mainly, because it is kind of
far.

18 CHAIRMAN JAUQUET: Yeah.

19 MS. ROWSOM: And we have the dogs, we have
20 two dogs, and we have to keep -- in order to open
21 the gate to put the car in, we can't close the gate
22 again. It's not enough room between the curb --
23 the sidewalk and our garage. So, if we put the car
24 in, we'd have to -- we'd have to leave the gates
25 open and the dogs would run out.

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1 CHAIRMAN JAUQUET: But there's gate there
2 already?

3 MS. ROWSOM: And then that would be other
4 problems with the neighbors.

5 CHAIRMAN JAUQUET: And then --

6 MS. ROWSOM: It's also far. It's pitch
7 black, there are no lights back there.

8 CHAIRMAN JAUQUET: Yeah.

9 MS. ROWSOM: I mean, it's not that far, but
10 it's not a big piece of property, but it is kind of
11 far at night with him.

12 CHAIRMAN JAUQUET: And then on the Fourth
13 Street side, what's the plan there? There'll be an
14 apron coming --

15 MS. ROWSOM: Yeah, I'm going to do an apron
16 and then --

17 CHAIRMAN JAUQUET: Up to the sidewalk and
18 then --

19 MS. ROWSOM: Up to the sidewalk. And then
20 for this winter, I'd be happy just using the grass,
21 unless we wanted to do it all at the same time. We
22 could, you know, do a driveway together. I mean, I
23 just want to get it off because of the snow,
24 really. We have nowhere to park.

25 CHAIRMAN JAUQUET: That's really -- the snow

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1 is the issue.

2 MS. ROWSOM: Yeah.

3 CHAIRMAN JAUQUET: To get the cars off the

4 street in the snow. And so you're not really
5 planning on concrete or gravel?

6 MS. ROWSOM: I mean, I don't know. Maybe
7 down the line.

8 CHAIRMAN JAUQUET: I was thinking not.

9 MS. ROWSOM: Because we can park on --

10 CHAIRMAN JAUQUET: You know, the problem is,
11 is that we're trying to -- you know, we've had
12 these other issues where people are putting parking
13 lots in the front of these houses.

14 MS. ROWSOM: Yeah.

15 CHAIRMAN JAUQUET: You know? And then they
16 become parking lots instead of lawns.

17 MS. ROWSOM: Right.

18 CHAIRMAN JAUQUET: And I was thinking, "I
19 hope she says that they'll just have grass and
20 maybe it's just a wintertime thing."

21 MS. ROWSOM: That's the way to go, yeah.

22 CHAIRMAN JAUQUET: And it's a lot easier to
23 get up. And the only incursion on the frontage
24 along Fourth will be that apron.

25 MS. ROWSOM: Right. I mean, we could, I

1 mean, if we were. That's why I didn't really -- I
2 didn't plan the driveway. If we do, we're going to
3 definitely do a Craftsman style to match our house.
4 But, really, we don't have any plans for that right
5 now. I just want to get it off the -- really, the
6 cars.

7 CHAIRMAN JAUQUET: Well, what if we -- I
8 don't know. My idea was to approve the apron and
9 grass-dirt parking, so to speak.

10 MS. ROWSOM: Let's see how that works and --

11 CHAIRMAN JAUQUET: Because you're not going
12 to use it in the summer. I mean, you can use it
13 whenever you want, but the idea is a winter
14 off-street space.

15 MS. ROWSOM: That's the -- yeah.

16 CHAIRMAN JAUQUET: Otherwise, you're just
17 going to park on the side and go right in from
18 Brown, or whatever.

19 MS. ROWSOM: Right.

20 CHAIRMAN JAUQUET: Clark Street, right?

21 MS. ROWSOM: Right, right.

22 CHAIRMAN JAUQUET: Like you usually do.

23 MS. ROWSOM: Well, we never use that driveway
24 because we can't open the gates. We never use

25 Clark Street. We always park on the Fourth Street.

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1 CHAIRMAN JAUQUET: You always park --

2 MS. ROWSOM: On Fourth Street.

3 CHAIRMAN JAUQUET: You're on Fourth and going
4 in the front or --

5 MS. ROWSOM: On Fourth. We never -- we don't
6 even have a key to the back door. We never use the
7 back door. So, if we did, we'd have to go around
8 anyway.

9 CHAIRMAN JAUQUET: But you don't use the gate
10 that goes in the side from --

11 MS. ROWSOM: From Clark Street? We never use
12 Clark.

13 CHAIRMAN JAUQUET: Oh, really? Oh.

14 MS. ROWSOM: No.

15 CHAIRMAN JAUQUET: Not that it -- not that it
16 makes it any business of mine.

17 MS. ROWSOM: No, unless -- unless I'm
18 gardening on that side, the small gate, or people
19 either come over to go swimming in the pool,
20 they'll park there and come in our backyard. But,

21 besides that, we never --

22 MR. BURNS: That's a long way back.

23 MS. ROWSOM: Yeah. No, it's not. It is in
24 the dark, in the winter when it's ice and rain, but
25 in the summer, it's fine, obviously. And he's

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1 getting bigger, too, but when he was little, it was
2 hard.

3 So we're good with grass, if that's going to
4 be approved tonight.

5 MR. DOWLING: I like grass.

6 CHAIRMAN JAUQUET: See, I was thinking -- I
7 was thinking we'd approve it, we'd approve the
8 apron and let it -- and, hopefully, they'd just
9 stick with the grass.

10 MR. DOWLING: Yes.

11 CHAIRMAN JAUQUET: Unless it became a big
12 problem.

13 MR. DOWLING: Yeah, I'm good with that.

14 CHAIRMAN JAUQUET: Advance to gravel or
15 something.

16 MR. DOWLING: Yup.

17 MR. PROKOP: There's a couple of questions on
18 these that we're supposed to ask. I don't know.

19 CHAIRMAN JAUQUET: Okay.

20 MR. PROKOP: I don't understand what Eileen's
21 comment is, but we're supposed to look into a
22 couple of things.

23 So, how far from the adjoining -- how far
24 from the property line --

25 MS. ROWSOM: We have 14 feet. I'm not sure

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1 how long -- whatever you guys tell me.

2 MR. PROKOP: So, because it looks like it's
3 going to be right against the adjoining property
4 line, right, the property?

5 MS. ROWSOM: I mean, that's the way I drew --
6 yeah.

7 MR. PROKOP: And what's on the other side of
8 the property line?

9 MS. ROWSOM: Empty lot owned by Heather Wolf,
10 which could eventually be her house, be a house one
11 day?

12 MR. PROKOP: It's an empty lot.

13 CHAIRMAN JAUQUET: Yeah, that's what I was
14 wondering.

15 MS. ROWSOM: It's an empty lot right now.

16 MR. PROKOP: Okay. And where it says "new"
17 on here, that's Fourth Street?

18 MS. ROWSOM: Yeah, that's the Fourth
19 Street --

20 MR. PROKOP: Okay.

21 MS. ROWSOM: -- where I want to put the new
22 one there, and then the old one --

23 MR. PROKOP: Directly across Fourth Street,
24 what's there, is it another driveway?

25 MS. ROWSOM: Yeah, there's another driveway.

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1 Well, it's a little bit -- I'd say which way? This
2 way, closer to us. A little bit north. North.
3 It's just a little bit north, and that's McCarthy's
4 house.

5 MR. PROKOP: Okay. Because when we do these,
6 we're supposed to do it so that the driveways don't
7 line -- so that you don't have two driveways
8 exactly across the street from each other. That's

9 very important. That's one of the planning things
10 that we have to make sure.

11 MS. ROWSOM: Oh, yeah. She is north of us.

12 MR. DOWLING: So, it's not -- basically, it's
13 not directly across the street. So, if you back
14 straight out, you're not going to end up in her
15 driveway?

16 MS. ROWSOM: No. Is it? I don't think so.
17 I think she --

18 MR. PROKOP: You don't want two people
19 backing out of their driveway.

20 MS. ROWSOM: I think she's just passed us.
21 She has the double --

22 CHAIRMAN JAUQUET: She's got double over
23 there.

24 MS. ROWSOM: She's got double.

25 MR. PROKOP: Okay.

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1 MS. ROWSOM: And she uses the one to the left
2 anyway. Oh, no. She uses both actually now.

3 MR. PROKOP: All right. And you're pretty
4 far off the corner. I mean, this may sound to you

5 like a stupid question, but to us it's really --
6 the Village, it's very important. What is the use
7 of your garage now? Is it a garage? There's
8 nobody --

9 MS. ROWSOM: Yes. He has a Cadillac
10 Escalade, a little kid car.

11 MR. PROKOP: Okay.

12 MS. ROWSOM: We have a lawnmower, we have a
13 snowblower. I don't even think the cement is thick
14 enough for --

15 MR. PROKOP: Okay. But there's no apartment
16 in the garage or anything like that?

17 MS. ROWSOM: Apartment?

18 MR. PROKOP: Yeah.

19 MS. ROWSOM: No.

20 MR. PROKOP: Okay.

21 MR. DOWLING: Video games?

22 MS. ROWSOM: Do you have video games in the
23 garage? What's in our garage? Junk.

24 CHAIRMAN JAUQUET: So how far? How far is
25 the lot line from where the --

1 MS. ROWSOM: We have 14 feet from our house
2 to the Wolf's lot line.

3 CHAIRMAN JAUQUET: Oh, okay. So it's going
4 to take up that whole space.

5 MS. ROWSOM: Yeah, because I think I looked
6 it up. Driveways need to be 10 feet wide. So you
7 need 10 feet to open the doors, like without
8 hitting your neighbor or something with your --

9 CHAIRMAN JAUQUET: Right, right.

10 MS. ROWSOM: -- six-foot car, two on each
11 side. So we figured if there's 14, you know, that
12 would be plenty, even to drive up there, open the
13 doors without -- in case they put a fence one day,
14 that we can still open up the doors without hitting
15 their fence.

16 MR. PROKOP: It's kind of like not too great
17 that it's right on the property line, you know.

18 CHAIRMAN JAUQUET: Yeah, I know.

19 MR. PROKOP: Because it is something
20 that's -- I mean, a driveway is something that's
21 considered to cause -- you know, just that elevates
22 the tension, basically. I mean, there's noise
23 coming -- you know, even though it's ones or twice
24 a day, I mean, there is -- but if the lot is vacant
25 now, I mean, then they could plan on it, if they're

1 going to do something over there.

2 MS. ROWSOM: Right. And I did speak to
3 Heather Wolf, the owner next door, and she said,
4 "Oh, that's fine." I mean, she told us to park in
5 her driveway. She knows it's been a problem for us
6 during the snow, not all the time.

7 MR. PROKOP: Yeah.

8 MR. BURNS: If we approve this, which I
9 assume we will, do we define the size of the cuts
10 and how far it is from the --

11 MR. PROKOP: Yes. Anything like that, that's
12 definitely things that we should mention, yes.

13 MR. BURNS: How far it is from the lines?

14 MR. PROKOP: Right.

15 MR. BURNS: Okay.

16 CHAIRMAN JAUQUET: I don't know how big a
17 curb cut -- I mean, a driveway apron should be.

18 MR. ABATELLI: They're pretty standard, I
19 mean, and they'd separately --

20 CHAIRMAN JAUQUET: We can call it a standard.

21 MR. ABATELLI: Once they got the approval

22 from you, they have to get a road opening permit --
23 MS. ROWSOM: Right.
24 MR. ABATELLI: -- from the Village, which
25 deals with the actual physical process.

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1 MS. ROWSOM: Oh, it does? Oh, okay.
2 MS. ROWSOM: The Village will do this for me?
3 MR. ABATELLI: No.
4 MS. ROWSOM: Oh. I thought you said the
5 Village. I'm like, really?
6 CHAIRMAN JAUQUET: They'll specify. They'll
7 specify.
8 MR. ABATELLI: Well, to be honest, the
9 Village could, but you'd have to pay for it, like
10 when we contract.
11 MS. ROWSOM: Yeah.
12 MR. ABATELLI: That has happened, you know,
13 that our contractor -- which then it solves the
14 problem if it's done properly or not. But most
15 professional masons can do it.
16 MS. ROWSOM: Does it have to be -- what if
17 someone that I know really well can do it, not --

18 cheap and not -- do I have to use a professional
19 mason, or can I use possibly somebody else that I
20 know really well that could do it?

21 MR. DOWLING: Do you mean like some guy with
22 glasses on top of his head over there?

23 MR. ABATELLI: There is a standard.

24 MR. DOWLING: That you can make a honey-do
25 list?

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1 MR. ABATELLI: It really shouldn't be -- like
2 if you're thinking cobblestone and things like
3 that, it's possible, but you really -- because it's
4 really on Village property.

5 MS. ROWSOM: Yeah.

6 MR. ABATELLI: So it's got to be done -- you
7 know, we try, that it gets done properly, and that
8 it won't break if you do.

9 MS. ROWSOM: Right.

10 MR. DOWLING: And it should be consistent
11 with any other cutouts, probably.

12 MS. ROWSOM: So we could use a cobblestone
13 cutout, if I wanted to, for the curb? I think --

14 MR. PROKOP: You'd have to show it to us in
15 advance, basically.

16 MR. ABATELLI: It's possible, but it's a
17 higher standard. You can't just kind of throw a
18 bunch of rocks down.

19 MS. ROWSOM: Oh, no, no. We would make it
20 look nice.

21 MR. ABATELLI: You know, I mean, there's
22 people that have done that. I mean, we try not to
23 have that happen.

24 MS. ROWSOM: Yeah.

25 MR. ABATELLI: Unless you have a handy man

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1 around the house, which I think is --

2 MS. ROWSOM: He's very handy. You should see
3 the stuff he can do.

4 CHAIRMAN JAUQUET: So my idea was to approve
5 this with a concrete apron and a dirt --

6 MR. DOWLING: Or grass

7 CHAIRMAN JAUQUET: And to leave the lawn the
8 way it is.

9 MS. ROWSOM: I'm fine with that for now. And

10 if things don't work --

11 CHAIRMAN JAUQUET: And let's go to the next
12 step, if you need to go to the next step. It's
13 just because it keeps in sync with what we're
14 trying to stop happening in the Village with
15 putting concrete.

16 MS. ROWSOM: Right. Well, we don't have a
17 driveway. The other driveway is grass, too. So we
18 actually don't have a driveway at all.

19 CHAIRMAN JAUQUET: Yeah, okay. Yeah.

20 MS. ROWSOM: So the other one is just open up
21 our fence, we're just in grass.

22 CHAIRMAN JAUQUET: Right.

23 MS. ROWSOM: So, if we did eventually do it
24 one day, that would be our only driveway.

25 CHAIRMAN JAUQUET: And I guess -- then the

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1 other thing is you're sort of going on the record
2 here saying that it's really kind of going to be
3 used for the wintertime snow off-street rule.

4 MS. ROWSOM: For the most part, yeah.

5 CHAIRMAN JAUQUET: Yeah.

6 MS. ROWSOM: I mean, if it's pouring rain one
7 day --

8 CHAIRMAN JAUQUET: Yeah, yeah.

9 MS. ROWSOM: -- I want to get in the house
10 quicker, but --

11 CHAIRMAN JAUQUET: Yeah. Because, you know,
12 it doesn't -- you know, we're trying to keep cars
13 off front yards, and that's really essentially what
14 this is.

15 MS. ROWSOM: Right.

16 CHAIRMAN JAUQUET: As opposed to, you know,
17 going -- you know, the car being parked farther
18 back on the lot out of your -- less out of your --

19 MS. ROWSOM: So how do we get the actual
20 cutout, how wide it is? You guys have --

21 CHAIRMAN JAUQUET: I don't know if we need to
22 get involved in that, do we?

23 MR. ABATELLI: The road opening process, I
24 mean, you do have to break the curb. I'm not even
25 sure if there's a curb there. There is a curb,

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1 right? There's a curb.

2 MS. ROWSOM: Yeah. And this curb, there's
3 actually a break right where we need it to be,
4 according to my Dad, who said he looked it up. I
5 didn't check it out, but he said there's a spot we
6 just easily -- where the cement is separated. We
7 could just break it right there without breaking
8 the curb on the Heather Wolf side.

9 MR. ABATELLI: Yeah. If they give you the
10 permission and the basic dimensions as a single --
11 you know, it has to be a single.

12 MR. DOWLING: Just single.

13 CHAIRMAN JAUQUET: Okay. So we can just say
14 a motion to allow --

15 MR. DOWLING: To overlap the property line of
16 the adjacent property.

17 MR. ABATELLI: Yeah. I mean, the center
18 should always -- you know, if it were to be, you
19 know, a hard driveway one way or another, it should
20 be like at least two feet from the property line.

21 MS. ROWSOM: Right.

22 MR. ABATELLI: So then dealing with the
23 runoff idea.

24 MS. ROWSOM: Oh, yeah.

25 MR. ABATELLI: That it shouldn't be, you

1 know, so close that any rain or anything --

2 MS. ROWSOM: Right. That's sort of what I
3 had in mind, since I know we have 14 feet, that I
4 have two feet on the Wolf side, two feet on our
5 house side, and center it within that 10 feet. And
6 then my car is only six feet wide. So then, if I
7 put that in the center of the six feet, the car
8 will still open and still have two feet on either
9 side, is sort of what I pictured, but --

10 MR. PROKOP: All right. So one of the
11 conditions would be that the parking area remains
12 two feet from the property line.

13 CHAIRMAN JAUQUET: Okay.

14 MS. ROWSOM: That's easy.

15 MR. PROKOP: The apron has to be approved by
16 the Village before it's installed.

17 MR. ABATELLI: We actually have a form.

18 MS. ROWSOM: Okay.

19 MR. ABATELLI: And there's a fee, also, by
20 the way.

21 MS. ROWSOM: Of course there is.

22 MR. ABATELLI: You know, basically, to --

23 whenever you dig up any Village property --

24 MS. ROWSOM: Okay.

25 MR. ABATELLI: -- which you will be doing

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1 that.

2 MR. PROKOP: And then you wanted to have --
3 and then there's another condition, that it's going
4 to remain grass, the parking area is going to
5 remain grass.

6 CHAIRMAN JAUQUET: Yeah, I just said it
7 remain a dirt surface, grass/dirt.

8 MS. ROWSOM: Yeah, it's grass right now.
9 Hopefully, it doesn't get dirty. Hopefully, we
10 keep it grass. Hopefully -- I don't want to -- we
11 park --

12 CHAIRMAN JAUQUET: You're not going to use it
13 that much.

14 MS. ROWSOM: No. We park in the summer at my
15 parent's house in Orient on grass, and it never got
16 ruined in the summer. So I think we'll probably be
17 okay. And everything will frozen, it would be
18 pretty hard.

19 CHAIRMAN JAUQUET: Yeah. So we can -- let's
20 see. I guess we're going to make a motion to give
21 permission to the Rowsoms for a -- to install a
22 Village-approved driveway apron on the northeast
23 corner of the site. The apron is going to be from
24 the street to the sidewalk, and the actual parking
25 surface is to remain grass or dirt at this point.

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1 And the parking area on the site is to be two feet
2 from the lot line to the south.

3 Does anybody want to second the motion?

4 MR. DOWLING: I'll second it.

5 MR. BURNS: We need to do it at the next
6 session.

7 MR. ROWSOM: That's to the north, not the
8 south.

9 CHAIRMAN JAUQUET: To the north. Excuse me.
10 Thank you. And to remain -- the parking of the
11 vehicle to remain -- the parking area to remain two
12 feet from the north side of the lot line.

13 MR. PROKOP: If you do it today, then I would
14 ratify it at your regular session. That's what you

15 normally do. I mean, you could vote on it today if
16 you just want to get it off the table, but then I
17 would ratify the vote at your regular session.
18 That's sort of standard practice, because we sort
19 of agree that we're not going to approve things.
20 And something like this, we could vote on it today,
21 but we'll just put it on the agenda to do a second
22 vote to ratify it at the next meeting.

23 MR. PROKOP: Okay. So that --

24 MR. PROKOP: I mean, that's my
25 recommendation.

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1 MR. DOWLING: Okay.

2 CHAIRMAN JAUQUET: So is this a motion or
3 not?

4 MR. PROKOP: Yes.

5 CHAIRMAN JAUQUET: Okay. And to continue
6 with the motion, did anybody second it?

7 MR. DOWLING: I did.

8 CHAIRMAN JAUQUET: All in favor?

9 MR. BURNS: Aye.

10 MR. DOWLING: Aye.

11 CHAIRMAN JAUQUET: Aye.
12 Permission granted with the ratification at
13 the regular meeting next week, right?
14 MR. PROKOP: Yes. We're going to vote on it
15 again next week.
16 MS. ROWSOM: So we need to come again next
17 week then again, probably?
18 MR. DOWLING: You don't have to.
19 CHAIRMAN JAUQUET: I don't think so.
20 MR. PROKOP: You don't need to.
21 CHAIRMAN JAUQUET: I don't think so.
22 MR. DOWLING: That would be pretty much it.
23 MS. ROWSOM: Thank you.
24 MR. PROKOP: Unless there's something you --
25 MR. DOWLING: You don't have to.

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1 MS. ROWSOM: No, we're not.
2 CHAIRMAN JAUQUET: We're going to vote on
3 this motion?
4 MR. PROKOP: We'll just do it again as a --
5 CHAIRMAN JAUQUET: Okay.
6 MR. PROKOP: So we have everything on the

7 record.

8 CHAIRMAN JAUQUET: Okay. That's all we're
9 going to do, is make sure it's on the record for
10 the regular meeting next week.

11 MS. ROWSOM: Okay. And then I guess I'll
12 contact the Village to get them.

13 MR. ABATELLI: Yes.

14 MR. DOWLING: Yes.

15 MS. ROWSOM: Thank you so much, everybody.

16 MR. ABATELLI: I'm unbelievably impressed
17 that your son sat through two hours and we never
18 heard him. That like could be an all-time record.

19 MS. ROWSOM: You didn't hear him?

20 MR. ABATELLI: I heard -- there was one
21 little squeak about an hour ago. I mean, that's
22 unbelievable.

23 MS. ROWSOM: Say thank you.

24 MR. ROWSOM: Thank you.

25 CHAIRMAN JAUQUET: You're welcome.

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1 CHAIRMAN JAUQUET: Okay. Item #8 is
2 discussion of a new application for a site plan

3 review at the "bait shop site" off Front Street
4 from Ian Wile, for operation of an oyster farm,
5 tasting space and outreach activities to be known
6 as Little Creek Oyster Farm. Hi.

7 MR. WILE: Hi. I'd like to change that to an
8 outdoor concert hall.

9 MR. DOWLING: Approved.

10 MR. WILE: Amphitheater.

11 CHAIRMAN JAUQUET: Live, live music.

12 MR. BURNS: Swimming pool

13 MR. WILE: And swimming pool. And a swimming
14 pool. I appreciate the long meeting.

15 CHAIRMAN JAUQUET: You chose a long one,
16 yeah.

17 MR. DOWLING: Make it brief, okay? The
18 neighbor's watching my son.

19 MR. WILE: Hello. Ian Wile, 234 Fifth
20 Avenue, representing myself on this project.

21 CHAIRMAN JAUQUET: Okay.

22 MR. WILE: I'm happy to field questions, or I
23 can give a brief introduction.

24 CHAIRMAN JAUQUET: Let me just turn to the --

25 MR. PROKOP: What is 234 Fifth Avenue? What

1 is -- how does that -- that just happens to be your
2 address?

3 MR. WILE: That's my home address.

4 MR. PROKOP: Has nothing to do with the
5 property?

6 MR. WILE: No. The property address is --
7 the technical address is Row Off Front Street.

8 CHAIRMAN JAUQUET: Right.

9 MR. WILE: 37 Front Street, Unit 5 I think is
10 the emergency responder address.

11 MR. ABATELLI: It's the, you know, the bait
12 shop, the old bait shop.

13 MR. BURNS: The old bait shop?

14 MR. PROKOP: Yeah.

15 CHAIRMAN JAUQUET: Where is that?

16 MR. WILE: Right along the --

17 MR. DOWLING: So you're at the bait shop, the
18 old bait shop.

19 MR. WILE: All the way at the end. It's on
20 the water. Its location is -- it's sort of free of
21 an address, I think. It's Row Off Front Street,
22 but it's along the water behind the very end of
23 what is known as Bootleg Alley.

24 CHAIRMAN JAUQUET: So I guess just give us a
25 description of what you envision happening there

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1 from whatever your hours are of operation. Start
2 with that.

3 MR. WILE: Sure. Well, I'll give you a brief
4 background, is that it's a --

5 CHAIRMAN JAUQUET: Yeah, okay.

6 MR. WILE: My family and I started a small
7 oyster farm out on the bay as part of a Suffolk
8 County Economic Development project.

9 CHAIRMAN JAUQUET: Okay.

10 MR. WILE: And we essentially have been
11 operating only on the water. The boat's kept out
12 of New Suffolk, which is closer to where the lease
13 site is. We have no shore side activity outside of
14 participation in -- participated with several
15 events through Greenport and it's our home here.
16 So we've always been seeking a place to have a sort
17 of public face. I get requests all the time, "Can
18 we come and visit? I want to learn more." We're
19 very community-outreach-based. We have a great

20 group of people who always want to interact with
21 us, more than just delivering off to restaurants.
22 We do some education and some workshops for small
23 businesses, things like that.

24 CHAIRMAN JAUQUET: What's your annual
25 harvest?

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1 MR. WILE: It's very -- so far, it's been
2 very small. Last year was our first real year in
3 the water. So we started, by all advice, smaller
4 this year. It will grow, and next year it sort
5 of --

6 CHAIRMAN JAUQUET: How many oysters are
7 you -- will you harvest this year from seed?

8 MR. WILE: It's more of a -- what we'll plant
9 this year? I think we will probably top out at
10 three or -- probably 300,000 will go in the water
11 this year, which represent oysters to be spaced
12 out. They'll be harvest for some this year. Some
13 would be designed for next year.

14 CHAIRMAN JAUQUET: Yeah, I know.

15 MR. WILE: It's really late next year.

16 CHAIRMAN JAUQUET: Yeah. I know that, yeah.
17 That's why I'm asking.

18 MR. WILE: Last year, what we did is we
19 planted larger seed, all intended for last year
20 harvest. So we didn't -- it was a -- we had some
21 left from that run, but it was really to get us off
22 the ground and to show some of our community -- you
23 know, we raised most of our original funds through
24 a kick-starter workshop and campaign. And so much
25 of last year was engineered towards showing that

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1 effort back to those supporters.

2 CHAIRMAN JAUQUET: I see.

3 MR. WILE: So this is the first year where we
4 expand on that. We have, you know, enough to run
5 through our year here. But our permit also -- ours
6 is the first year through this -- running this
7 program. And while I was going through it, we made
8 a lot of connections with several of the other
9 small growers. And we've always talked amongst
10 ourselves about having sort of a showcase, a
11 regional showcase to identify, you know, other

12 small growers. And so the idea is it's less, just
13 us, and bringing, you know, one or two others in,
14 doing events, or having it just opened as sort of a
15 tasting -- the equivalent of a tasting room, you
16 know, where you would come in and meet -- maybe
17 meet specific growers, or get some background, and
18 have kind of a space where that happens.

19 And so, with that, you know, we designed
20 space for places -- people to sit. The idea is
21 it's somewhat rustic and simple, picnic tables, or
22 we talked about maybe doing some wine barrels that
23 you could stand around or sit around with stools.
24 Those are indicated on the site plan. I was glad
25 that I heard that.

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1 And so the idea would be some general hours
2 of operation, as well as being able to host some
3 special events and participate in things that we
4 did last year, including Taste of the North Fork,
5 Taste of Greenport event that was around Veterans
6 Day. Obviously, Maritime is a big event, but we'd
7 like to see it besides just special things, and

8 have a space for, you know, sort of the general
9 operation.

10 I don't expect late hours. It's not really
11 -- you know, I don't want to be in the business of
12 running a bar. I don't want -- you know, it's a
13 family operation. I think our goals, we haven't
14 really zeroed in on specific hours. I think we
15 would throw ourselves somewhat at the mercy. I
16 don't think we're looking to be an all-night
17 affair, you know.

18 I think, for the most part, I can see -- one
19 of our examples that we've drawn from heavily is
20 in -- north of San Francisco, there's an oyster
21 farm called Hog Island Oysters. It has a picnic
22 area where people come and actually just buy bags
23 of unshucked oysters. They sit down at picnic
24 tables and shuck them themselves, and make a family
25 day out of it, bring, you know, baguettes and

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1 cheese and sausage, and that kind of stuff, and
2 hang out. And it's very social and along that kind
3 of energy level. And I think that that's what

4 we're trying to achieve, to build this sort of
5 cultural space, instead of -- there are plenty of
6 places in town, I think, to do the other.

7 CHAIRMAN JAUQUET: Drink.

8 MR. WILE: Drink and eat. And, you know, we
9 would like to -- I'd like to file an application
10 for a beer and wine license, specifically because
11 I'd like to pair it with our local beers.

12 CHAIRMAN JAUQUET: Yeah. I was going to ask
13 you about that.

14 MR. WILE: You know, Greenport Harbor's been
15 a great partner for us. We've shown up at some
16 events for them. The wineries, you know, have been
17 really proactive with us and vice versa. And I'd
18 like to mostly identify this as a regional showcase
19 space. And they go so well together, I think it
20 would be both a poor business choice not to -- not
21 to have that as an offering, but, also, it just
22 makes -- to me, it makes sense as a public space.

23 CHAIRMAN JAUQUET: So what are your hours, do
24 you think your hours are going to be? Just start
25 there. Like, you know, the late morning through

1 the late evening?

2 MR. WILE: Yeah.

3 CHAIRMAN JAUQUET: Something on that order?

4 MR. WILE: Well, there's sort of two
5 components of it. You know, we need a place to --
6 one of the things that we need for our own
7 operations is a place to store our product even
8 before it ships off to restaurants here, or if
9 anything goes to the City. So the building already
10 has a full walk-in refrigerator, it had that in the
11 past. So that was -- so part of it is, you know,
12 we'll be in the space during the day, but I don't
13 anticipate being open -- very few people like to go
14 for oysters for breakfast, I think. So, you know,
15 I think we don't anticipate being open to the
16 public. Probably summer months I can see an 11 to,
17 you know -- I would imagine 11 to 6 would be our
18 kind of really busiest time, but I'd like to leave
19 the window open for those summer evenings to be
20 able to be open for Monday night dances.

21 CHAIRMAN JAUQUET: Yeah, right.

22 MR. WILE: And, you know, Friday and Saturday
23 nights, a little bit later, but, you know, I think
24 it's in that vein.

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1 MR. DOWLING: Make it until sunset kind of
2 thing.

3 MR. WILE: Yeah, I think just -- you know,
4 yeah. I would even peg it to the sunset. I mean,
5 I think that that even kind of makes sense. It
6 could, frankly, be a floating time.

7 CHAIRMAN JAUQUET: But if you're serving wine
8 and stuff, you know, oysters in the evening after
9 dinner, you know, that might still be okay. I
10 don't know if you'd want -- I don't know.

11 MR. WILE: I think we're willing to stay open
12 late. As much as some of the other people, I
13 think, you know, there's concern about voicing a
14 request that is an immediate killer for a project.
15 So I think we're really an amenable kind of
16 project. If it makes more sense to put a later
17 hour down for this purpose, you know, I think I
18 would say just after dinner hours, you know, on a
19 regular basis, with opportunity to stay open for
20 special events and Village special events,

21 certainly Maritime and dances. I mean, the Village
22 during Maritime.

23 CHAIRMAN JAUQUET: Or the Friday night
24 dances.

25 MR. WILE: The dances.

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1 CHAIRMAN JAUQUET: I know, that's perfect.

2 MR. WILE: It goes until 11, 11 o'clock. So
3 we'd like to participate in that sort of culture of
4 the Village, I think.

5 MR. BURNS: I think we need some really
6 specific -- more specific kind of things. I can
7 see it, I can see your vision, but I can also see a
8 big bunch of people down there at some point. I
9 don't know how that's -- how we can work with that,
10 because that's been a place where people come in to
11 get some bait, leave.

12 MR. WILE: Sure.

13 MR. BURNS: There's not a lot of activity
14 there. But if you're planning what -- if I hear
15 what your vision is, there's going to be more
16 activity, and maybe who knows what.

17 MR. WILE: Sure. Sorry.

18 MR. BURNS: I could see that.

19 MR. WILE: I think one of the -- one of the
20 things we were concerned about ourselves is, you
21 know, I don't want to end up in a place where
22 there's people pouring over the dock like we have
23 at some other places, you know, where it's
24 overcrowded. I think, you know, our plan counts
25 for two picnic tables out front that kind of occupy

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1 most of the space, with two park benches, and, you
2 know, look out at the water. And the entire kind
3 of energy of the thing and the design of the thing
4 is not conducive, frankly, to a large crowd. It's
5 a small enough space. You know, I don't think that
6 there's room for a lot of people.

7 One of the ways they mitigate that in this
8 very popular California location, and I've spoken
9 with them at length as we were building this, is as
10 they've built -- become a destination, they take
11 reservations, actually, for the picnic tables, so
12 that people know if they want to come and sit down

13 and do this, they'll shuck oysters and sit and have
14 their --

15 CHAIRMAN JAUQUET: But they can do it.

16 MR. WILE: That they make their reservation
17 ahead of time and there's no line, and it's just
18 the way, you know, people -- that's how they
19 mitigated an overcrowding. There's only so much
20 room, there are only so many spots. It's not a
21 standing-room-only type place.

22 MR. DOWLING: And shucking oysters isn't
23 something you do walking around.

24 MR. WILE: Yeah, I think you need -- you
25 know, there's nine stations where you sit down and

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1 that's it. I mean, that's how we envision it, no
2 stand-up bars, not a lot of -- not a beer garden,
3 you know. No. I mean, I think that that would be
4 the concern I would have, if I'm understanding you
5 right, that this outdoor space could just as easily
6 be a social gathering space. And I think that it
7 will be, but in -- you know, I'd like to have my
8 son sitting there, so --

9 CHAIRMAN JAUQUET: Yeah.

10 MR. WILE: You know, I think it's in keeping
11 with that.

12 One of the things that has appealed to me
13 about this particular space is that I started the
14 oyster farm -- I don't come from that world. I
15 don't get -- I don't have the joy of claiming
16 multiple generations of -- to go back here. But it
17 interested me to see if there was a modern way to
18 reinvent, you know, a working waterfront, and that
19 this particular building to me, before I even moved
20 here, just says that it's a working waterfront,
21 because it feels like a working waterfront
22 building.

23 CHAIRMAN JAUQUET: It's got a lot of maritime
24 character.

25 CHAIRMAN JAUQUET: You can go down there and

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1 get a tee shirt and -- you know, it's got tee
2 shirts and ice creams. And I think that this is
3 maybe the closest that I can imagine building
4 something that has a connection to what's

5 physically working on the water while being a
6 sustainable building.

7 You know, we talk a lot about our particular
8 business being sustainable, and I think it's both
9 environmentally and it has to be economically
10 sustainable. The idea that a farmer has to be
11 environmentally sustainable but can't be
12 economically sustainable is problematic. So what's
13 appealing to me is that here's a way to become, you
14 know, a self-sustaining business that has a healthy
15 base, while presenting the kind of -- and
16 continuing to work on what is truthfully a working
17 waterfront project. And, you know, we talked about
18 doing it in other places, but it just -- one, it's
19 home here, and it just sort of made sense to me in
20 this particular space.

21 CHAIRMAN JAUQUET: Is the building lot this
22 whole thing that includes the building and the side
23 yard here?

24 MR. WILE: Let me just take a look at it.
25 Yes, but I'd rather look at it.

1 CHAIRMAN JAUQUET: I'm just wondering how
2 much of this -- this is part of yours, too, this
3 strip in here?

4 MR. WILE: Okay, yeah. So this is a public
5 right-of-way. Like the -- this is physically the
6 lot, this is the building. This is a 10-foot
7 public right-of-way, and then there's a
8 right-of-way from the water --

9 CHAIRMAN JAUQUET: Right.

10 MR. WILE: -- back to the bulkhead, that's a
11 public space.

12 CHAIRMAN JAUQUET: There's all that junk all
13 over the front there all the time. I know it looks
14 clear here, but, you know, the rocks are here. And
15 does somebody have the right to park in here, or is
16 that just a walkway?

17 MR. DOWLING: There's no access for parking
18 over there.

19 MR. WILE: Now. Now there -- it used to
20 be there were boulders in there. Now there are
21 boulders there that --

22 CHAIRMAN JAUQUET: So sort cleaned it up.

23 MR. WILE: I don't know if Cheryl did that
24 or --

25 CHAIRMAN JAUQUET: They kind of cleaned it up

1 in there, didn't they?

2 MR. ABATELLI: The boulders belong to the
3 Village.

4 CHAIRMAN JAUQUET: Oh, they do?

5 MR. ABATELLI: The Village put them there to
6 prevent cars and motorcycles from going right
7 through.

8 CHAIRMAN JAUQUET: From going through there,
9 from Claudio's parking lot.

10 MR. WILE: That's where they cut through to
11 Claudio's, yeah, or from Claudio's, right.

12 MR. ABATELLI: So those are ours actually on
13 their property.

14 MR. PROKOP: When did we put them in?

15 MR. ABATELLI: Probably five or six years
16 ago, but they're movable. I mean, we actually have
17 moved them at times. But that was more of a
18 traffic --

19 MR. DOWLING: Basically, from the mishap of
20 somebody deciding "I can go that way."

21 MR. ABATELLI: Right. And we have -- that's

22 on the other side, too.

23 CHAIRMAN JAUQUET: Right. I always ride my
24 bike over there.

25 MR. ABATELLI: To just try to keep people

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1 from driving or parking there.

2 CHAIRMAN JAUQUET: I mean, the outdoor
3 seating that you have here, there's some --

4 MR. DOWLING: Park benches.

5 CHAIRMAN JAUQUET: There's park benches. Is
6 that all you can put out there?

7 MR. WILE: Well, we could --

8 CHAIRMAN JAUQUET: I mean, I don't know
9 much --

10 MR. WILE: To be honest, you could fit more,
11 but I had the same preventive concerns about
12 creating a --

13 CHAIRMAN JAUQUET: Scene?

14 MR. WILE: A big, loud space that I'm only
15 going to get complaints about every day. My goal
16 is to not engender anger from whoever, if I can
17 help it.

18 CHAIRMAN JAUQUET: But the idea of this --

19 MR. WILE: I mean, if that's the concern. I
20 can put -- physically, you could fit probably two
21 more full picnic tables out there before you've
22 occupied the full weight of the available space.

23 CHAIRMAN JAUQUET: Well, yeah. I'm just --

24 MR. ABATELLI: I don't want to really cut
25 this short, because it's probably one of the better

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1 things tonight, but they have a HAZMAT training in
2 here. That's why there's all this commotion going
on.

3 MR. PROKOP: Did you get this from a broker?

4 MR. WILE: No. If I may, and I know this
5 property has been through the washing machine
6 before, but Cheryl Inzerillo, the owner, had
7 approached me. She knew that we were -- my son and
8 I and my wife had started this oyster project, and
9 we're speaking over it one day and she asked if
10 there was -- if I were to have any interest in
11 trying to do something at this particular space,
12 especially with the idea that it was a -- that it
13 was a waterfront commercial property, and perhaps

14 we fit that. And that was an impetus behind it.

15 MR. PROKOP: Did you do this with an
16 attorney?

17 MR. WILE: This application and site plan?

18 MR. PROKOP: No, your discussion regarding
19 the property.

20 MR. WILE: Not past this. No, I'm sorry.

21 MR. PROKOP: But your discussion with the
22 owner, did you have -- were you represented by an
23 attorney?

24 MR. WILE: No. And the -- at the moment, you
25 know, what we -- Cheryl and I have a Letter of

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1 Intent between ourselves. It's not an executed
2 lease, because I wanted -- I've known that this
3 property has gone through, you know, having --
4 usually, reading the minutes for these things,
5 knowing that the past effort was complicated, I
6 didn't want to take out the property without
7 approaching this Board first.

8 MR. PROKOP: Okay.

9 MR. WILE: And, frankly, I wanted to avoid

10 the Layyah problem. You know, I didn't want to be
11 the one who opened up and waited for the notice.

12 CHAIRMAN JAUQUET: Well, the idea is,
13 essentially, it's an oyster cafe, plus the other
14 activities that have some educational aspect to
15 them.

16 MR. WILE: Yes. I mean, for me it's slightly
17 more complicated only in that it is directly to --
18 it would be directly tied to, you know, the farming
19 operations and the other operations of other
20 growers.

21 CHAIRMAN JAUQUET: But if you're not growing
22 enough yourself, you can always buy from --

23 MR. WILE: Exactly. And our --

24 CHAIRMAN JAUQUET: -- all the other name
25 brand, local brand places.

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1 MR. WILE: Our permit allows us to buy and
2 repack from other small growers. So we've met
3 several who they grow, but they --

4 CHAIRMAN JAUQUET: Yeah.

5 MR. WILE: But they don't have the marketing

6 side.

7 CHAIRMAN JAUQUET: Right, right.

8 MR. WILE: We've developed a pretty strong
9 marketing side.

10 CHAIRMAN JAUQUET: Right. So you're getting
11 a liquor license, then?

12 MR. WILE: We would appeal for a beer and
13 wine license. I'm not interested in the other.

14 CHAIRMAN JAUQUET: That's different? Okay.

15 MR. WILE: Yeah.

16 CHAIRMAN JAUQUET: And then you said you're
17 going to store so you can truck stuff to the City,
18 truck product to the City. Does that mean that
19 you're going to have a truck there in the morning
20 or something?

21 MR. WILE: And simplify the truck side. Last
22 year we were able to deliver it in a, you know --

23 CHAIRMAN JAUQUET: A van?

24 MR. WILE: A noncommercial car, yeah. It
25 goes in a cool box in the back of a truck. You

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1 know, personal trucks, it's not a step van.

2 CHAIRMAN JAUQUET: But there's already --
3 there's already truck activity in that space, isn't
4 there for --

5 MR. WILE: It's a turn-around.

6 MR. ABATELLI: Into the marina area.

7 CHAIRMAN JAUQUET: I mean, that's not an
8 issue, is it, a van or delivery van coming in,
9 another one?

10 MR. ABATELLI: Certainly coming and going is
11 fine. They just have a problem with something
12 that's parked there for a long time.

13 MR. DOWLING: I'm sure there's already
14 another van that delivers stuff to --

15 CHAIRMAN JAUQUET: Yeah, I know.

16 MR. DOWLING: -- Buffalo Bill's right there,
17 too.

18 CHAIRMAN JAUQUET: Yeah.

19 MR. WILE: At the most, we would deliver it
20 and not park.

21 MR. ABATELLI: We're really over the time.

22 CHAIRMAN JAUQUET: Okay. We're all done.

23 MR. ABATELLI: Not that we should throw the
24 guy out, but, I mean, we need to pick it up next
25 week. It's unfortunate of your time here.

1 MR. WILE: I understand that.

2 MR. ABATELLI: We were supposed to be out by
3 seven.

4 MR. DOWLING: We can ask for anything else
5 for approving at the next meeting, really.

6 MR. WILE: Yeah. I guess on my side, I would
7 just ask direction, because there are certain
8 things we would like to move forward with, if
9 there's an inclination that this is -- has, you
10 know, potential. And I know you can't speak to
11 that in terms of pre-approval, but, you know, I'm
12 not going to bother with certain applications that
13 are quite expensive, you know, in terms of our Ag
14 and Markets and liquor licenses, so --

15 MR. ABATELLI: Hopefully, they could just
16 give you more time on next Thursday.

17 MR. WILE: Sure.

18 MR. ABATELLI: And maybe in the meantime the
19 Chairman, Peter, could talk to Eileen and connect
20 to you to try to get --

21 MR. WILE: Yeah. I would say if there are
22 any questions --

23 MR. DOWLING: Is there anything that we can
24 require for the committee today?

25 CHAIRMAN JAUQUET: Well, you know, I was just

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1 going to ask about the sign that's out there. It's
2 sort of an historic sign. In this case, he
3 probably -- you can probably have a bigger sign
4 display, you know.

5 MR. DOWLING: I think he's got that on there.

6 MR. ABATELLI: Yeah. I think the signage by
7 itself is going to be a big discussion.

8 CHAIRMAN JAUQUET: Right.

9 MR. ABATELLI: But I don't think that's --
10 that's not what's going to keep you from being in
11 business.

12 MR. DOWLING: I think the use itself, it's a
13 no-brainer for the Village.

14 CHAIRMAN JAUQUET: To me, I think it's a
15 terrific thing.

16 MR. PROKOP: There's issues with the property
17 that he's --

18 CHAIRMAN JAUQUET: Yeah.

19 MR. PROKOP: You know, I said you're all --
20 you heard like eight other applications. Did I ask
21 anybody else if they had an attorney?

22 MR. WILE: No. I know.

23 MR. PROKOP: Okay.

24 MR. WILE: I looked right at you when you
25 said it.

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1 MR. PROKOP: Okay. So, you know, there's
2 issues with the property that have to be
3 investigated by --

4 MR. DOWLING: What are the issues with the
5 property?

6 MR. PROKOP: Well, the Village is claiming a
7 more significant right-of-way than what's indicated
8 on the plans, basically. So this area is basically
9 one of the entranceways to Mitchell Park.

10 CHAIRMAN JAUQUET: Yeah.

11 MR. PROKOP: And there's other things that
12 are going on.

13 MR. WILE: Okay. Well, I can have an
14 attorney speak to you, but I'm not going to have an

15 attorney draw up a lease on this particular
16 property.

17 MR. PROKOP: You don't have to do anything,
18 you know. Just suggesting, you know.

19 MR. WILE: Is there -- I mean, I guess what I
20 would ask is direction for what -- who the attorney
21 should speak to. The landlord has indicated a
22 certain -- we pulled the -- you know, this survey
23 came from the Village. That was FOIled from the
24 Village, so I guess -- and the right-of-ways were
25 indicated on that survey.

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1 MR. PROKOP: This survey came from the
2 Village?

3 MR. WILE: That was FOIled from the Village
4 and provided.

5 MR. PROKOP: But that was somebody else's
6 application. We didn't provide a survey. That
7 survey came -- how did he get a survey from the
8 Village?

9 MR. ABATELLI: He FOIled for a copy.

10 MR. PROKOP: But it's somebody else's

11 application, it's not our survey.

12 MR. ABATELLI: I'm not positive what it is.
13 I think it's just a survey of the property.

14 MR. WILE: I understand your time pressures.

15 MR. PROKOP: There's an issue of the --

16 MR. WILE: I just wanted to know if there's
17 something I can do before the next meeting, because
18 I'll take -- you know, we have time.

19 MR. ABATELLI: He's going to resurvey the
20 property.

21 MR. PROKOP: Okay. No, I just wanted --

22 MR. ABATELLI: He's going to hire a surveyor
23 to survey the property. I believe this was in the
24 file, the survey. I believe -- I believe it was a
25 survey in the file that you FOILED for, got a copy,

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1 which is what people can do, I guess.

2 MR. WILE: Right.

3 MR. PROKOP: The Village -- whatever you
4 have, wherever you got it, the Village has a claim.
5 The Village is pursuing a claim to a 20-foot wide
6 right-of-way.

7 MR. WILE: From the bulkhead?
8 MR. PROKOP: Yeah.
9 MR. WILE: Back on the bulkhead?
10 MR. PROKOP: Yeah, more or less. So
11 that's --
12 MR. WILE: Okay.
13 MR. PROKOP: Whatever that does, it may not
14 even affect you. Whatever --
15 MR. DOWLING: Looking at the scale of the
16 drawing, your stuff, what you have on here doesn't
17 encroach on that.
18 MR. ABATELLI: I think that even shows 20
19 feet, doesn't it? Doesn't it show 20 feet?
20 MR. DOWLING: It says 10 feet here, and
21 then --
22 MR. WILE: The landlord says that, you know,
23 she thinks she has six. I know Eileen marked up
24 10, but that's that.
25 CHAIRMAN JAUQUET: So you're still

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1 potentially okay with what you've got here?
2 MR. WILE: Yeah, I mean --

3 MR. DOWLING: I think, probably for your
4 protection, maybe he's trying to state that you
5 want to make sure your lease covers you for what
6 you're renting.

7 MR. WILE: Yeah, obviously.

8 CHAIRMAN JAUQUET: Yeah.

9 MR. WILE: You wouldn't want to rent
10 something you can't use, right.

11 MR. BURNS: That's not an open --

12 CHAIRMAN JAUQUET: So who determines that?

13 MR. PROKOP: Well, it's going to be a court.

14 CHAIRMAN JAUQUET: A court has to determine
15 that?

16 MR. PROKOP: Yeah.

17 MR. DOWLING: So, basically, there's a
18 pending legal action on it, then.

19 MR. PROKOP: Yes.

20 MR. DOWLING: Okay.

21 MR. WILE: Well, that I can clarify. I do
22 have an attorney, I just --

23 MR. DOWLING: Any idea when that's going
24 to --

25 MR. WILE: You know, saved --

1 MR. PROKOP: Pardon me?

2 MR. WILE: -- for a minute.

3 MR. DOWLING: Any idea when that's going to
4 court?

5 MR. PROKOP: It's some time in the future.
6 Well, I mean, it's in -- some time in the future.

7 MR. DOWLING: So you don't have the --

8 CHAIRMAN JAUQUET: We can still approve this
9 with that pending.

10 MR. PROKOP: Right. He has to work out with
11 the -- you know, with the -- I'm just letting you
12 know that the Village believes that it's a --

13 MR. WILE: I think my concern was if the
14 court action was not about an extra 10 feet of
15 right-of-way, but perhaps something much larger
16 with the building.

17 MR. DOWLING: Not including the right-of-way,
18 do we have anything else we require of him?

19 MR. PROKOP: It's only about the width of the
20 right-of-way. If you could -- you know, that may
21 not affect your plans.

22 MR. DOWLING: Well, if he does need anything
23 for next week, maybe just to put the hours in. The

24 site plan looks good. I mean, he doesn't have the
25 hours on it that he wants to be open.

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1 CHAIRMAN JAUQUET: Yeah. I mean, I don't
2 know. The walk-in cooler is there. There's some
3 sinks there. There's a place to shuck oysters.
4 There's -- I guess the rest of this is seating
5 and --

6 MR. WILE: There's merchandising and seating.

7 CHAIRMAN JAUQUET: And some -- and there's
8 some shelves here to lean at, I guess. Those are
9 probably waist high or something?

10 MR. WILE: Yeah, and some gifts and things.

11 CHAIRMAN JAUQUET: And you're going to finish
12 off the interior, and have hours, and have a
13 Health -- a Board of Health approved space.

14 MR. WILE: Yeah. That would fall under --

15 CHAIRMAN JAUQUET: Food space.

16 MR. WILE: -- New York State Ag and Markets
17 because of the --

18 CHAIRMAN JAUQUET: And what am I supposed to
19 talk to Eileen about, that sign?

20 MR. ABATELLI: No. We're just trying to
21 speed this up.

22 MR. WILE: Yeah.

23 MR. DOWLING: Yeah.

24 MR. ABATELLI: I feel that any minute they're
25 going to turn the lights out.

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1 CHAIRMAN JAUQUET: Right.

2 MR. DOWLING: Right.

3 MR. WILE: And thank you.

4 MR. ABATELLI: Basically, just the concerns
5 that are coming from the Board to get to Eileen to
6 speak to the applicant about, so that when he comes
7 in next week, he's as organized and prepared as
8 possible.

9 CHAIRMAN JAUQUET: I don't see that there's
10 anything --

11 MR. ABATELLI: There may not be. I'm just
12 trying to get us out of the room.

13 CHAIRMAN JAUQUET: -- missing.

14 MR. ABATELLI: That's all I'm doing.

15 MR. PROKOP: Remember Ben's comment about it

16 just seemed a little bit rambling, but it needs to
17 be more focused, right? That's basically what --

18 MR. DOWLING: Yeah.

19 MR. PROKOP: To put it nicely and just --

20 CHAIRMAN JAUQUET: The activity that's going
21 to occur there.

22 MR. PROKOP: Yeah, we need a better
23 description of what you want.

24 MR. BURNS: It's kind of nebulous at this
25 point. It's kind of open-ended.

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1 MR. WILE: That's fine, I can do that. Thank
2 you for your time. I know it's a long day.

3 MR. BURNS: Thank you.

4 MR. ABATELLI: We'll put you earlier on the
5 agenda.

6 CHAIRMAN JAUQUET: Yeah, we'll put you, yeah,
7 right, right.

8 MR. ABATELLI: You won't be at the end of the
9 agenda.

10 MR. WILE: That would be very nice.

11 CHAIRMAN JAUQUET: So if I talk to Eileen, we

12 can cover --

13 MR. ABATELLI: I just was throwing that out
14 there, so Eileen can -- if you talk to Eileen,
15 Eileen can talk to him, whereas you really
16 shouldn't talk directly to him.

17 MR. WILE: I was going to say.

18 CHAIRMAN JAUQUET: Oh, I see. All right.

19 MR. ABATELLI: Just to -- you know, just to
20 help us.

21 CHAIRMAN JAUQUET: Great.

22 MR. DOWLING: Do you want to end this?

23 CHAIRMAN JAUQUET: Oh.

24 MR. DOWLING: Schedule the monthly meeting.

25 MR. WILE: I can check in with Eileen later,

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1 see if there are questions. I'm happy to talk to
2 her. Then I'll call the attorney tomorrow.

3 MR. ABATELLI: Just have him standing by.

4 CHAIRMAN JAUQUET: Okay. Item 9, motion to
5 schedule --

6 MR. WILE: They're standing by. They're
7 always standing by.

8 CHAIRMAN JAUQUET: All right. Item #9,
9 motion to schedule the May 3rd, 2014 regular
10 meeting and work session for May 29th, 2014.
11 Anybody second?

12 MR. DOWLING: I'll second.

13 CHAIRMAN JAUQUET: All in favor?

14 MR. BURNS: Aye.

15 MR. DOWLING: Aye.

16 CHAIRMAN JAUQUET: Aye.

17 Number 10, motion to accept the minutes for
18 the following: The April 3rd, 2014 regular
19 meeting.

20 MR. BURNS: Second

21 CHAIRMAN JAUQUET: All in favor?

22 MR. BURNS: Aye.

23 MR. DOWLING: Aye.

24 CHAIRMAN JAUQUET: Aye.

25 Motion to adjourn. Any seconds.

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1 MR. DOWLING: Second.

2 CHAIRMAN JAUQUET: All in favor?

3 MR. BURNS: Aye.

p.m.)

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MR. DOWLING: Aye.

CHAIRMAN JAUQUET: Aye. Okay. Thanks.

(Whereupon, the meeting was adjourned at 7:25

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C E R T I F I C A T I O N

STATE OF NEW YORK)

) SS:

COUNTY OF SUFFOLK)

I, LUCIA BRAATEN, a Court Reporter and Notary Publicfor 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 April 24, 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 May 6, 2014.

Lucia Braaten

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25