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VILLAGE OF GREENPORT  
PLANNING BOARD  
REGULAR SESSION  
May 1, 2014  
5:00 p.m.

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

Appearances:

Peter Jauquet – Chairman

Ben Burns

Chris Dowling

Devin McMahon

Joseph Prokop, Village Attorney

David Abatelli, Community Development

Director

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1 (Whereupon, the meeting was called to  
2 order at 5:05 p.m.)

3 CHAIRMAN JAUQUET: So this is the Greenport  
4 Planning Board, May 1st, 2014 regular meeting.

5 And the first item on the agenda is further  
6 discussion and consideration of a motion to approve  
7 a new application for a site plan at the "bait shop  
8 site" off Front Street for Ian Wile; for operation  
9 of an oyster farm, tasting space -- oyster farm,  
10 tasting space and outreach activities to be known  
11 as Little Creek Oyster Farm, with the  
recommendation  
12 that proposed signage be reviewed by the Historic  
13 Preservation Commission with respect to restoring  
14 both signs.

15 Is there any further discussion on this among  
us?

16 MR. DOWLING: I don't have any.

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

18 MR. PROKOP: I think he was supposed to  
19 provide more descriptive information about his  
20 intended use. So I guess that would be for the  
21 next work session, right; not for the regular  
22 meeting, but for the next work session.

23 CHAIRMAN JAUQUET: Yeah. Is he here?

24 MR. WILE: Yeah.

25 MR. ABATELLI: He's here.

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1 CHAIRMAN JAUQUET: Oh, right, because you got  
2 cut off last time. It got it too late, right.

3 MR. WILE: The meeting was a long run for the  
4 entire Board, I think.

5 CHAIRMAN JAUQUET: Right, yeah. So go ahead.  
6 If this is a -- if this is a work session, do we  
7 still have --

8 MR. BURNS: This is not a work session.

9 MR. ABATELLI: I mean, this is the --

10 MR. DOWLING: This is the regular meeting.

11 CHAIRMAN JAUQUET: I mean, the regular  
12 meeting.

13 MR. ABATELLI: This is not a regular meeting,  
14 I think, in his case.

15 CHAIRMAN JAUQUET: In this case, we're going  
16 to listen to some additional, so he can get going  
17 on his project.

18 MR. ABATELLI: Because we did stop him in his  
19 tracks.

20 CHAIRMAN JAUQUET: Okay, go ahead.

21 MR. WILE: Yeah. We were -- I hate to say it  
22 was cut short, but that was an epic meeting, I  
23 think, last time.

24 CHAIRMAN JAUQUET: Yeah, sorry. I mean --

25 MR. WILE: No. I give you guys a lot of

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1 credit for the stamina for that.

2 CHAIRMAN JAUQUET: I didn't realize it was so  
3 late. Did you give us materials? You did give us  
4 a package. Okay.

5 MR. WILE: Yeah. And I have some added  
6 pictures of a -- for tone, of an operation that's  
7 similar in California. Obviously, it's an ocean  
8 view here, but it gives you an idea. If you'd

9 like, I have a couple of copies.

10 CHAIRMAN JAUQUET: Sure.

11 MR. WILE: This has some idea of both  
12 character and -- there's some images, as well as a

--  
13 CHAIRMAN JAUQUET: Oh, right, the thing in  
14 San Francisco?

15 MR. WILE: As well as a sample-like calendar  
16 of programming events, including lectures,  
17 screenings, small business workshops, things like  
18 that. You had mentioned the outreach activities.  
19 We spoke with people at the County about doing  
20 small business entrepreneur and new rancher, new  
21 farmer initiatives, which we're pursuing a grant  
22 opportunity to host that.

23 CHAIRMAN JAUQUET: So you -- I was looking  
24 for your site pictures. That means that as you go  
25 along, you'll -- those activities will be either

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1 indoors or outdoors?

2 MR. WILE: Yeah.

3 CHAIRMAN JAUQUET: I mean, you could possibly

4 take those tables that you have placed out front,  
5 in front of the little enclosed porch --

6 MR. WILE: Porch area.

7 CHAIRMAN JAUQUET: -- open porch and put --  
8 line up picnic tables instead of other kind of  
9 tables.

10 MR. WILE: That is possible.

11 CHAIRMAN JAUQUET: So yeah.

12 MR. WILE: The idea is flexibility, flexible  
13 use of the space, especially in the interior, which  
14 is a -- you know, it's not a giant space. We're  
15 not trying to overfill it. And I think the idea on  
16 our side, you know, we ran a kickstarter crowd  
17 funding workshop related to East End arts/weekend.  
18 And, for example, that would be something I'd like  
19 to pursue inside that space for people in our -- in  
20 our community, which tend to be new food startups  
21 and things like that. And it's been a great kind  
22 of source of outreach to combine all the new  
23 businesses that are starting in our immediate area.  
24 Everybody was from the North Fork, and we sort of  
25 exchange resources together. It's been like almost

1 a de facto Chamber of Commerce for a little group  
2 of people. So that would be one sort of additional  
3 use in terms of how we -- how we take our business  
4 and work with other people. You know, there are  
5 new applicants for -- continue the leases in the  
6 bay, oyster leases in the bay, and we have been a  
7 source of --

8 CHAIRMAN JAUQUET: That would be a subject  
9 matter that you'd discuss at your --

10 MR. WILE: Exactly. Like --

11 CHAIRMAN JAUQUET: -- symposiums, to put it  
12 another way.

13 MR. WILE: Yeah, and hosting permitting  
14 workshops to help those people through those --  
15 through the hurdles that we've already experienced.

16 CHAIRMAN JAUQUET: Right.

17 MR. WILE: And kind of mentorship, both where  
18 we can provide it, and then also, ideally -- last  
19 year, we took a space and brought in members of the  
20 New York State DEC and Peconic Estuary to try and  
21 get our own guidance.

22 CHAIRMAN JAUQUET: Right.

23 MR. WILE: And so we put in a workshop group.  
24 So, in addition to --

25

CHAIRMAN JAUQUET: So the space is going to

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1 be part food, part assembly.

2 MR. WILE: Yeah, it's sort of a -- ideally,  
3 it would be a program, almost if I could take a  
4 farm stand and program the extra space in there to  
5 make sure that we're both a destination for food,  
6 but also culture, and outreach, and education,  
7 environmental education. We'd love to do some  
8 projects with the school. We've talked about  
9 building marine observation buoys with students  
10 that could be -- we could launch out on the farm  
11 and get feedback, and it's just -- we're trying to  
12 look for other opportunities to integrate ourselves  
13 into the community in a way that's not just sort of  
14 a service business.

15 CHAIRMAN JAUQUET: Okay.

16 MR. WILE: At the risk of complicating that  
17 proposal, at its most basic, it is, you know, a  
18 place for us to put a physical headquarters on our  
19 farm, have people -- we field phone calls all the  
20 time, "Hey, where can we find you? I was in



21 Greenport and I was looking for you. I was here  
22 and we couldn't find you." And I think that rather  
23 than point them to restaurants in New York City, I  
24 would really like to have a destination where we  
25 can put a face on regional product and help kind of

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1 grow that as an element of a working waterfront  
2 that actually is working.

3 CHAIRMAN JAUQUET: Right.

4 MR. BURNS: Is there a problem with this  
5 property?

6 MR. PROKOP: Well, we have to straighten out  
7 the easement. You know, there's an easement across  
8 the back. The Village expects to retain 20 feet.

9 MR. WILE: Yeah. You brought that up last  
10 week, and I was under the impression that after  
11 further investigation on my side and further  
12 communication, that that was a previous issue that  
13 had been settled last April, where the State deeded  
14 that down to a -- seems to be some discussion about  
15 whether it's six feet or 10 feet, but that deed was  
16 recorded as of last April.

17 MR. PROKOP: Well, it's actually -- there was  
18 a deed that was recorded, but it's actually in  
19 litigation now. The Village is claiming in that  
20 litigation that it has a 20-foot right-of-way. So  
21 I don't think that -- I don't think the Planning  
22 Board would approve an application with a 10-foot  
23 right-of-way while the Village Board is litigating  
24 that it has a 20-foot right-of-way.

25 CHAIRMAN JAUQUET: Can we do that

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1 conditionally, though, because I don't think his  
2 activities go that far into the --

3 MR. PROKOP: As long as it was done by --

4 CHAIRMAN JAUQUET: Yeah, I think we could  
5 make that a condition of it.

6 MR. DOWLING: His site plan doesn't go over  
7 that 20-foot line.

8 MR. PROKOP: Yeah, but I think he'd just have  
9 to -- wherever you got that survey from that shows  
10 the 10 feet, we have to have the 20 feet  
11 indicated --

12 CHAIRMAN JAUQUET: Right, okay.

13 MR. PROKOP: -- a nondisturbance area or  
14 something.

15 CHAIRMAN JAUQUET: Right.

16 MR. DOWLING: He got that from the Village,  
17 though.

18 CHAIRMAN JAUQUET: Right, and it's still --  
19 you know, Eileen says it all --

20 MR. WILE: Silent on that point.

21 CHAIRMAN JAUQUET: Yeah. Eileen says it's --  
22 the matter is resolved. But, you know, if it's  
23 not, we can --

24 MR. PROKOP: Who said it's resolved?

25 CHAIRMAN JAUQUET: Eileen said it was

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1 resolved. So it isn't resolved. So I think we can  
2 do that-- you know, we can make the use  
3 conditional to whatever the outcome of that is.

4 MR. WILE: Yeah.

5 CHAIRMAN JAUQUET: I don't think it's going  
to --

6 MR. WILE: From -- speaking for myself,  
7 obviously, as a -- if I were the owner of said  
8 building, I think I would be less inclined to

9 pursue it with asterisk. You know, I would want to  
10 make sure that I didn't give away, cede anything in  
11 my proposal.

12 CHAIRMAN JAUQUET: As an owner.

13 MR. WILE: Yes, an owner.

14 CHAIRMAN JAUQUET: And as a tenant?

15 MR. WILE: As a tenant, we obviously would  
16 love to know if the Village was intending to put a  
17 10-foot wall that obscured the view of the water,  
18 but we're not looking to clutter the space. You  
19 could see it's a fairly --

20 CHAIRMAN JAUQUET: Well, then that's  
21 something you should write into your lease, you  
22 know.

23 MR. WILE: Yeah. I would, frankly, leave it  
24 to the landlords to make sure that they sort that  
25 out. But, as you could see, I think on our site

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1 plan, we don't encroach even --

2 CHAIRMAN JAUQUET: Right.

3 MR. WILE: -- into that 20-foot zone even as  
4 is, you know.

5 CHAIRMAN JAUQUET: Do you have the copy of  
6 that?

7 MR. DOWLING: Of what, the --

8 CHAIRMAN JAUQUET: The site plan that he gave  
9 us before?

10 MR. WILE: I have another copy, if you need  
it.

11 CHAIRMAN JAUQUET: It's in here.

12 MR. BURNS: Here's one.

13 CHAIRMAN JAUQUET: Okay.

14 MR. DOWLING: They aren't even -- aren't even  
15 on the 20-foot line.

16 CHAIRMAN JAUQUET: Right. So you've  
17 explained what you were going to do, and I guess  
18 what, you know, comes to my mind is that your  
19 basic -- the basic use is going to be the --  
20 serving, the restaurant use.

21 MR. WILE: Yeah.

22 CHAIRMAN JAUQUET: To the extent that it's a  
23 restaurant. I mean, I see it --

24 MR. WILE: I would say I would be very  
25 hesitant to call it a restaurant.

1           CHAIRMAN JAUQUET: Call it a restaurant,  
2 right.

3           MR. WILE: Truthfully --

4           CHAIRMAN JAUQUET: But, I mean, just in terms  
5 of your hours, you know, if it's going to be like  
6 11 a.m. until the evening or --

7           MR. WILE: Yeah.

8           CHAIRMAN JAUQUET: Then that's the time  
9 somebody's going to be there on site handling food  
10 and customers.

11          MR. WILE: Exactly.

12          CHAIRMAN JAUQUET: And you expect that to  
13 occur on a seven-day-a-week basis during the  
14 season? Or tell me.

15          MR. WILE: Yeah, I think -- you know, I think  
16 during the summer and -- late summer through the  
17 fall season, we would expect a Wednesday through  
18 Saturday operation like that, with Sunday  
19 afternoons.

20          CHAIRMAN JAUQUET: Okay. So --

21          MR. WILE: We will be using the space during  
22 the week for our own use. This is still the  
23 headquarters for the farm and there's a lot of  
24 packing, shipping and paperwork, you know.

25 CHAIRMAN JAUQUET: Okay. And then --

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1 MR. WILE: It would become the de facto  
2 headquarters for us.

3 CHAIRMAN JAUQUET: Oh, okay.

4 MR. WILE: So we can represent ourselves, and  
5 make phone calls, and handle our own marketing  
6 needs, and things like that. That's -- we don't  
7 have --

8 CHAIRMAN JAUQUET: And then occasional --

9 MR. WILE: It's just two people, so that's  
10 very simple.

11 CHAIRMAN JAUQUET: Right. And then,  
12 occasionally, there'll -- the seating arrangement  
13 and the configuration is basically going to change  
14 for the classroom type seminars?

15 MR. WILE: Right. I've indicated on that  
16 sample calendar, for example, there's a documentary  
17 that's touring the country now about the resurgence  
18 of small shellfish farms called Shellshocked. We'd  
19 love to have them come in, present their film, and,  
20 you know, run it, project it on a wall inside the

21 space and have people, and that would be an evening  
22 event, you know, so I could see that. I'd like to  
23 see that activity.

24 One of the big reasons for us there is we'd  
25 love to see people not look at it as a summer-only

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1 shop, you know, that it has a purpose year-round  
2 and represents an important destination as much --

3 CHAIRMAN JAUQUET: Do you see that the  
4 seating is going to change from one use to the  
5 next, from seminar to sit down with a glass of wine  
6 and a plate?

7 MR. WILE: No. And it's not a very big  
8 space, so it's --

9 CHAIRMAN JAUQUET: So you sort of keep it --

10 MR. WILE: It's a very -- it would be a small  
11 program, probably reservations, so that we can keep  
12 track of --

13 CHAIRMAN JAUQUET: I see.

14 MR. WILE: -- you know, people, keep it from  
15 becoming a problem, you know, even for us. We  
16 wouldn't want it too busy. We'd want to be able to



17 communicate with people directly.

18 CHAIRMAN JAUQUET: And so what's next with  
19 this? Do you need the Health Department in that?

20 MR. WILE: We are in conversation with New  
21 York State Ag and Markets. We would ideally fall  
22 under an Ag and Markets banner because of our -- as  
23 an oyster farm, if --

24 CHAIRMAN JAUQUET: Okay, but they give you  
25 the approvals.

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1 MR. WILE: They have a Memorandum of  
2 Understanding with the Health Department, so if it  
3 turns -- if the operation is closer to a Health  
4 Department thing, it would get moved over to a  
5 Department of Health inspector.

6 CHAIRMAN JAUQUET: Right.

7 MR. WILE: But, at the moment, they feel it's  
8 an Ag and Markets, it's under their jurisdiction.  
9 So from them, we would need approval, we wouldn't  
10 -- the only extent which we can operate it without  
11 their approval at the moment is a continuation of  
12 what we already do, which is to harvest and sell to

13 restaurants and retail as a --

14 CHAIRMAN JAUQUET: Right, yeah.

15 MR. WILE: As the equivalent of a farm stand  
16 operation.

17 CHAIRMAN JAUQUET: So what can we do?

18 MR. DOWLING: We can move to approve it  
19 just --

20 CHAIRMAN JAUQUET: And the conditions are  
21 that you get whatever necessary approvals are for  
22 food handling. And, you know, that really is --  
23 okay, so for food handling. And then the signs?

24 MR. DOWLING: The signs, then the HPC for  
25 that, and then make it that he sticks with the site

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1 plan. The site plan stays close to a 20-foot line.  
2 The right-of-way does go into the Village -- I was  
3 just saying, you know, the HPC --

4 CHAIRMAN JAUQUET: Yeah, we need the HPC. So  
5 that will be conditional, but that's the HPC.

6 MR. DOWLING: Those signs.

7 CHAIRMAN JAUQUET: And then it's -- I guess  
8 it's conditional to the -- whatever the Village

9 resolves with your owner --

10 MR. DOWLING: For the right-of-way.

11 CHAIRMAN JAUQUET: -- for the right-of-way.

12 And we're not making any statement either one way  
13 or the other on that, because it's not in our  
14 hands.

15 MR. DOWLING: Right.

16 CHAIRMAN JAUQUET: Right? Okay.

17 MR. PROKOP: Well, I think we need to say  
18 that he won't disturb a 20-foot area from the  
19 bulkhead north until the matter is resolved.

20 CHAIRMAN JAUQUET: Okay.

21 MR. PROKOP: And then I'm still not -- is  
22 there going to be lighting, outdoor lighting, or  
23 what?

24 MR. WILE: In our -- in that nerve, I had  
25 inquired or we're flexible. I would be interested

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1 to find out what the Village's take on it would be  
2 to put, you know, like Christmas light strands out  
3 to those posts. But, you know, I'm a big proponent  
4 of dark skies and not overlighting things. So we

5 would be looking for limited use, limited hours in  
6 summer, if that's at all possible. And I put it  
7 out there as a -- put it before the Board, frankly.

8 MR. DOWLING: His site plan has Christmas  
9 lights.

10 MR. PROKOP: Pardon me?

11 MR. DOWLING: His site plan has Christmas  
12 lights.

13 MR. PROKOP: Oh.

14 MR. WILE: Like a, you know, string of small,  
15 low voltage bistro lights, and that would be  
16 temporary.

17 MR. PROKOP: Well, this is kind of like --  
18 this is where we were last week where there's --  
19 unless I'm mistaken, this is like a series of good  
20 ideas, and we just need to -- we can't just say,  
21 "Okay, use the property." You know, we need to  
22 know, you know, specific about things, unless  
23 they've been provided and I don't see it.

24 MR. DOWLING: He has in the -- in the site  
25 plan, he does have the Christmas lights used.

1           MR. WILE: Well, I'm going to make that as a  
2           direct request and just put it out there in terms  
3           of we are certainly flexible. The complete nature  
4           of what we're trying to propose is that we  
5           absolutely don't want to do something that is  
6           taking a battle position with the Village.

7           CHAIRMAN JAUQUET: Yeah.

8           MR. WILE: The whole core of what I'm trying  
9           to do is be a part of --

10          MR. DOWLING: Here's the lighting here. It's  
11          string lighting.

12          MR. WILE: So if -- what I would say is that  
13          is a request, and if that request for Christmas  
14          lights turned out to be a deal-breaker, it's one  
15          that I'm not walking on, that it's not  
16          mission-critical for us. You know, I think that  
17          it's important from an aesthetic point of view. I  
18          think when people come off of the docks, or, you  
19          know, it's a hidden location from the street, I  
20          think a little bit of light there works. I'm not  
21          looking for spotlights. You know, it's single  
22          strands of low voltage, we usually call bistro  
23          lights, but they're, you know, string lights, the  
24          equivalent of white Christmas lights. And they're,  
25          you know, temporary in nature, they're not 24

1 hours. It's a dark thing at night, and I don't  
2 anticipate lit signs or anything after -- so we  
3 were trying in keeping with the description that's  
4 in the code and I was -- we were interested in that  
5 as a possibility. You know, not to be wishy-washy  
6 about it at all. I mean, I think that the extent  
7 that we're flexible is about trying to maintain a  
8 cooperative nature.

9 CHAIRMAN JAUQUET: Any -- do you have any  
10 other? Because we forgot to really ask about  
11 lighting. But anything else?

12 MR. DOWLING: Well, he had it in there. I  
13 didn't ask because he had it in this plan here.

14 CHAIRMAN JAUQUET: It's in here.

15 MR. PROKOP: I still don't understand what  
16 he's doing. Maybe you have something I don't. And  
17 it just says it's operating an oyster farm and  
18 tasting space, but then it says programmed  
19 activities and outreach. I mean, I don't know. I  
20 just don't want to have, you know, like six months  
21 from now be in court, be in the Southold Justice

22 Court trying to figure out what programmed  
23 activities are.

24 CHAIRMAN JAUQUET: Well, he doesn't have a --

25 MR. WILE: I can -- may I give you --

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1 CHAIRMAN JAUQUET: He doesn't have a calendar  
2 of meetings yet.

3 MR. WILE: There is a sample calendar that I  
4 just handed out, but I can give you a rundown of  
5 what our targeted goals would be, you know, in  
6 terms of some of those activities. They're pretty  
7 -- they're an extension of what we've been doing  
8 now in various places, which is small business  
9 mentoring workshops to help people learn how to do  
10 -- bring, you know, especially in the food and  
11 farm, our peers in the food and farm world, to show  
12 them how to make a reasonable, you know, social  
13 media campaign and build their brand so that it  
14 has, you know, an effective purpose. So that's a  
15 -- seeing we've done that as a single weekend  
16 workshop.

17 MR. PROKOP: I don't have any further

18 questions. I mean, did he submit a plan?

19 MR. DOWLING: It's actually -- yeah, he's got  
20 it in his whole thing. He's got the program  
21 space --

22 CHAIRMAN JAUQUET: Oh, yeah, it's all that.

23 MR. DOWLING: -- educational outreach,  
24 special events.

25 CHAIRMAN JAUQUET: Okay. I just -- we

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1 didn't, you know --

2 MR. DOWLING: It's pretty detailed.

3 CHAIRMAN JAUQUET: We didn't get, you know,  
4 as specific on the lighting.

5 MR. WILE: Sure.

6 CHAIRMAN JAUQUET: But you did say here you  
7 want to string it up. You know, where? How large  
8 an area you're going to string it up, we don't know  
9 that, but it's the outdoor seating area. So, if  
10 that's the area, then it would be around those  
11 tables.

12 MR. WILE: Yeah. The idea is obviously  
13 penned around that. We tried to identify a very



14 restricted area --

15 CHAIRMAN JAUQUET: Yeah.

16 MR. WILE: -- in that outside space.

17 CHAIRMAN JAUQUET: Right.

18 MR. WILE: And so there's no sprawl past  
19 that. I think that that's the goal there, is to  
20 make sure --

21 CHAIRMAN JAUQUET: Well, I think, you know --

22 MR. WILE: That's how it was meant to be on  
23 the plan.

24 CHAIRMAN JAUQUET: Okay. What about this? I  
25 mean, my feeling is to do a conditional approval,

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1 you know, like we said before, the Historic  
2 Preservation Commission for the sign. It has to be  
3 subject to whatever the outcome of the 20-foot  
4 easement thing is. And if we want to add lighting  
5 to that, at least -- because that is an impact on  
6 the exterior.

7 MR. WILE: Of course.

8 CHAIRMAN JAUQUET: If you want it conditional  
9 as to what you end up -- I don't know how to say

it.

10 MR. BURNS: That's the problem, we don't have  
11 specific.

12 MR. WILE: Well, for example, there are  
13 spotlights on that sign and down-point spotlights  
14 and outdoor lights on that building as is.

15 CHAIRMAN JAUQUET: Yeah. The HPC will take  
16 care of those -- of that, if it's one or two signs,  
17 and the lighting for that.

18 MR. WILE: I mean, so there are some  
19 down-facing spotlights, almost security style  
20 spotlights that are on that building and can  
21 operate, you know, that have been there already.  
22 You know, we were looking to not have it look like  
23 them, truthfully.

24 CHAIRMAN JAUQUET: Why don't we do this --  
25 why don't we do this, just to go over the list

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1 again. The signs are HPC's.

2 MR. WILE: Right.

3 CHAIRMAN JAUQUET: And the lighting for those  
4 signs is HPC. The 20-foot thing is --

5 MR. WILE: Understood.

6 CHAIRMAN JAUQUET: -- conditional.

7 MR. PROKOP: Can I just interrupt you? I'm  
8 sorry. Can he submit a document that shows a  
9 20-foot right-of-way in the back -- I mean, a  
10 20-foot -- a site plan indicating 20 feet, pending  
11 the resolution of that question?

12 CHAIRMAN JAUQUET: Yeah. Who would generate  
13 that site plan?

14 MR. PROKOP: He does.

15 CHAIRMAN JAUQUET: Oh.

16 MR. BURNS: He would.

17 CHAIRMAN JAUQUET: With an engineer's survey,  
18 like -- does he have top buy a survey?

19 MR. PROKOP: He doesn't have to get a survey.  
20 Just take -- he could take what he already  
21 submitted.

22 CHAIRMAN JAUQUET: Take this and mark it on?  
23 Okay.

24 MR. WILE: The only thing I would say is that  
25 if I were the landowner, I'm sure that they

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1 wouldn't want me indicating a 20-foot right-of-way

2 on that. That seems to be -- would seem to be  
3 conceding that.

4 CHAIRMAN JAUQUET: But you could do that.  
5 You could do that on your copy.

6 MR. WILE: Right. We don't -- yeah.

7 MR. PROKOP: Well, you can't give us an  
8 easement, you're just the tenant. We just want to  
9 make sure that you don't come into the area that we  
10 need to keep open.

11 CHAIRMAN JAUQUET: Right.

12 MR. PROKOP: So we don't want your site plan  
13 showing a 10-foot right-of-way when we think  
14 there's a 20-foot. So, if you could just indicate,  
15 you know, a nondisturbance area or something in  
16 agreement with -- pursuant to Planning Board  
17 approval.

18 MR. WILE: Right.

19 MR. PROKOP: Something like that

20 CHAIRMAN JAUQUET: Yeah. And, you know,  
21 those are the two conditions. Redraw this with --  
22 so that you know -- so that everybody knows that  
23 the 20-foot -- it's 20 feet, not 10 feet, as this  
24 picture indicates, and that it's conditional on  
25 your lighting, outdoor lighting scheme that is

1 something over and above the lights that control  
2 those signs, just so we know what you're going  
3 to -- it's going to look like. So that we have --  
4 you know, if somebody complains, we can go back and  
5 tell you make it a 10-foot square and not a  
6 10-by-20 square, whatever those lights end up  
7 being.

8 MR. WILE: It makes sense.

9 CHAIRMAN JAUQUET: Does that sound okay?

10 MR. ABATELLI: Yeah. I also -- I don't see,  
11 but might have a mention of the trash, although I  
12 remember you talking about that at one point, how  
13 you're going to manage that.

14 MR. WILE: It's in my notes to ask the Board  
15 actually today. You know, we -- there's no --  
16 there's not a lot of exterior space, obviously, in  
17 that piece of property. Our intention was to cart  
18 it out ourselves and not store -- you know, and  
19 store it, as I think was mentioned last week, in a  
20 similar fashion. But I was -- I did want to ask, I  
21 guess maybe it's a question for you. I understand  
22 that Ralph's has a similar situation and they --

23 there's been some concession made to put a dumpster  
24 in that turnaround. And I want to know if that's  
25 something we could either apply for at this point

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1 or at some future -- I don't know what that process  
2 would be, if that's even an option. I know that  
3 the last time this property went through the mill,  
4 there was an approval to put receptacles on the  
5 right-of-way alley side. You know, I would be less  
6 inclined to do that. But given that there already  
7 seems to be a row of dumpsters on that turnaround,  
8 I wanted to inquire of the Village.

9 MR. ABATELLI: I don't think that's something  
10 we could solve here. I think what you have to do  
11 is acknowledge you're going to be responsible to  
12 take it off your property and not put it on anybody  
13 else's, and then we could try to work something  
14 out.

15 MR. WILE: That's the reason for my question,  
16 what that process -- I guess what that process  
17 would be.

18 CHAIRMAN JAUQUET: Were you thinking of

19 refrigerated --

20 MR. WILE: Yeah.

21 CHAIRMAN JAUQUET: -- garbage storage?

22 MR. WILE: And it's short -- you know, it's  
23 very short term. And we recycle all the shell  
24 stock, you know, for further -- you know, it makes  
25 reefs and things like that. So those are -- those

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1 are carted off to a DEC site to keep.

2 CHAIRMAN JAUQUET: Okay.

3 MR. WILE: So it's very little. It's a low  
4 garbage operation.

5 CHAIRMAN JAUQUET: Okay. So now where are  
we?

6 MR. BURNS: I wonder if we don't need him to  
7 come back and show us exactly what we've asked him  
8 to do, in addition to what we have.

9 CHAIRMAN JAUQUET: And my feeling, it's kind  
10 of straightforward the way it is with the  
11 conditions. You think we need a new picture?

12 MR. PROKOP: No. Well, I think he needs to  
13 indicate the site plan with the changes. But I

14 think that this is one where we might want him to  
15 come back in a year to review the use again.

16 CHAIRMAN JAUQUET: Okay, we'll do that.  
17 Okay.

18 MR. WILE: A follow-up

19 MR. PROKOP: Follow up in a year.

20 CHAIRMAN JAUQUET: Yeah, we'll give -- yeah.  
21 We permit it for a year, and then, you know, you  
22 can come back and if there's any adjustments, we  
23 retain that right.

24 MR. WILE: Show and tell.

25 CHAIRMAN JAUQUET: Exactly.

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1 MR. DOWLING: Hopefully, by that time,  
2 whatever litigation has transpired will be resolved  
3 fully.

4 CHAIRMAN JAUQUET: So let's --

5 MR. PROKOP: So the first thing is we need a  
6 motion regarding SEQRA, if we're going to move  
7 ahead. Are we ready? So we're ready?

8 CHAIRMAN JAUQUET: We're ready with the  
9 conditions.



10 MR. PROKOP: Okay.

11 CHAIRMAN JAUQUET: Yeah.

12 MR. PROKOP: So the Board would be --

13 CHAIRMAN JAUQUET: Are you going to word it?

14 MR. PROKOP: Yes, I'll take care of it.

15 CHAIRMAN JAUQUET: Okay.

16 MR. PROKOP: It would be the Board is  
17 adopting Lead Agency status, and determining that  
18 there will be -- the approval of this is a -- it  
19 will be a Type II Action. So that would be your --  
20 that would be your motion. Somebody just has to  
21 make a motion.

22 CHAIRMAN JAUQUET: Okay. So I'm going to  
23 make a motion that we approve the new application  
24 for the site plan at the bait shop. Am I going to  
25 say the rest of this? What about the SEQRA?

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1 MR. PROKOP: That will be included in the --  
2 that will be included as one of the conditions.

3 CHAIRMAN JAUQUET: Okay. So just to start  
4 over, I'm going to set forth -- I'm going to motion  
5 to approve the new site application plan for the

6 bait shop site for Ian Wile with the following  
7 conditions:

8 That the Historic Preservation Commission  
9 approves the sign or signs and the lighting for  
10 those; that it's conditional upon the resolution of  
11 the 20-foot easement, and that the lighting scheme  
12 is acceptable. And that the SEQRA -- what?

13 MR. PROKOP: The Board adopts Lead Agency  
14 status and determines that this is a Type II Action  
15 for purposes of SEQRA.

16 CHAIRMAN JAUQUET: Okay, that's part of the  
17 motion. And that in a year -- this is for a  
18 one-year period, basically for this season, and  
19 next year at this time we come back to revisit it  
20 to -- just to retain our right to continue to  
21 approve it or not. Do I have a second?

22 MR. BURNS: Second.

23 CHAIRMAN JAUQUET: Okay. All in favor?

24 MR. BURNS: Aye.

25 MR. DOWLING: Aye.

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1 MR. MC MAHON: Aye.

2 CHAIRMAN JAUQUET: Aye.

3 MR. WILE: Thank you very much for your time.

4 MR. BURNS: Good luck.

5 MR. WILE: And I know I had questions, but I  
6 appreciate it, especially after last week's  
7 meeting.

8 CHAIRMAN JAUQUET: Number 2 is a motion to  
9 approve a request for permission to place a curb  
10 cut on the northeast corner of the residential  
11 property located at 203 Fourth Street, whose owners  
12 are Monica and Peter Rowsom, with a  
13 Village-approved driveway apron from the street,  
14 and at this time to a dirt or grass parking pad on  
15 the site.

16 Is there any --

17 MR. PROKOP: This is the motion to ratify.  
18 We approved this at the last meeting. You have to  
19 vote to ratify it. So we just need a motion to  
20 ratify the approval.

21 CHAIRMAN JAUQUET: Okay. I make a motion to  
22 ratify the approval for this request. Any seconds?

23 MR. BURNS: Second.

24 CHAIRMAN JAUQUET: All in favor?

25 MR. BURNS: Aye.

1 MR. DOWLING: Aye.

2 MR. MC MAHON: Aye.

3 CHAIRMAN JAUQUET: Aye.

4 Okay. Number 3 is a continued discussion of  
5 a new application for a use evaluation at 455 Main  
6 Street by the owner, Deborah Schade, to open a tea  
7 house in a commercial space in the building and on  
8 the side yard, as well as a bike rental operation  
9 on the premises.

10 Okay. We're going to continue to discuss  
11 this, and here's some --

12 MR. DOWLING: Do we have the new site plan?

13 CHAIRMAN JAUQUET: Yeah, I have some of that.  
14 Where did it go? I have it in here someplace.  
15 Here it is. So these two go together, right? If  
16 we tear them apart, they go together somehow?

17 MR. DOWLING: I think this is this room here.

18 MS. SCHADE: There's an interior and  
19 exterior.

20 CHAIRMAN JAUQUET: Like this?

21 MR. DOWLING: Yeah.

22 CHAIRMAN JAUQUET: Okay. Well, whatever. So

23 I guess we're taking it up from last time. So  
24 you've got the outdoor area, the patio. This patio  
25 is for the salon, and this one's for the tea, and

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1 the bikes are in front. And did we talk about the  
2 number of tables; did you?

3 MR. DOWLING: Well, she hadn't given us any  
4 kind of site plan with any kind of numbers, you  
5 know.

6 CHAIRMAN JAUQUET: Yeah, that's right. So I  
7 guess -- is there a Health Department rule about  
8 numbers of seats outside like that?

9 MR. PROKOP: Yes. Yeah. It's I think -- I  
10 forget the number. It's not regulated up to like  
11 eight or twelve seats. There's a number, and then  
12 above that number, it is regulated. I'm not sure  
13 what it is, but there is a Health Department  
14 regulation.

15 CHAIRMAN JAUQUET: So there's 20 seats. Is  
16 that 20 seats? Sixteen -- eighteen seats.

17 MS. SCHADE: I know I neglected to put  
18 measurements on that. I guess I didn't put them on

19           there.

20           CHAIRMAN JAUQUET: Okay. I thought people  
21           could get to the tea terrace from the sidewalk.

22           MS. SCHADE: They can.

23           CHAIRMAN JAUQUET: Oh, okay. So they get in  
24           someplace in here, I mean, someplace midway here or  
25           at the end?

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it.           1           MS. SCHADE: I think I may have a picture of

2           CHAIRMAN JAUQUET: Oh, I was just wondering.

3           MS. SCHADE: This is the front of the  
4           buildings, so you can -- there's a walkway right  
5           here.

6           CHAIRMAN JAUQUET: So these are those French  
7           doors from the interior. And so someplace in here  
8           they --

9           MS. SCHADE: This is the lawn, yeah.

10          CHAIRMAN JAUQUET: And these are -- these are  
11          just bushes?

12          MS. SCHADE: Yeah.

13          CHAIRMAN JAUQUET: Okay.

14          MR. PROKOP: So there's one question about

15 this, which is that each -- under the code, each  
16 commercial building is allowed a sign. So there's  
17 only one building on the property. I know the barn  
18 is going to be used for bike storage or something,  
19 but there's only one commercial building on the  
20 site, right, Dave?

21 MR. ABATELLI: Yes. I mean, it was two. I  
22 mean, it was two business in this building before,  
23 and now it's being joined into one. Although, in a  
24 way, it's two different businesses, like there's  
25 the tea shop and there's the beauty salon.

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1 MS. SCHADE: That's what it is, yeah.

2 MR. PROKOP: So I think if there's more than  
3 one business, that that affects the size of the  
4 sign, but not the number -- I think there's still  
5 only one sign, right?

6 MR. ABATELLI: There's other buildings where  
7 the buildings are divided. This is an older  
8 building. It's not as clear-cut as some of the  
9 other buildings that have very clearly defined one  
10 story, then another story, and another story in the

11 same -- you know, building.

12 MR. PROKOP: So it says that each commercial  
13 building or structure shall be entitled to a sign  
14 or signs based on the formula set forth here.

15 MR. ABATELLI: The formula does work based on  
16 the size.

17 MR. PROKOP: Okay.

18 MR. ABATELLI: Where you have one giant sign,  
19 or four small signs --

20 MR. PROKOP: Okay.

21 MR. ABATELLI: -- or two medium signs.

22 CHAIRMAN JAUQUET: But that's an Historic  
23 Preservation --

24 MR. ABATELLI: And Building Department and  
25 Historic Preservation.

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1 CHAIRMAN JAUQUET: Yeah, okay.

2 MR. ABATELLI: I know HPC had already looked  
3 at your signs, right?

4 MS. SCHADE: Uh-huh.

5 CHAIRMAN JAUQUET: So we don't really know  
6 how many tables are allowed outside, do we? I



7 mean, I know I don't.

8 MR. ABATELLI: I think the one thing we know  
9 for sure is that going over 49 creates a whole  
10 variety of problems, as far as the number of seats  
11 and other things like that.

12 CHAIRMAN JAUQUET: Okay.

13 MR. ABATELLI: Under that is functions of  
14 space. I don't think outside it makes that much  
15 difference, but inside it definitely does.

16 CHAIRMAN JAUQUET: Right. So inside there's  
17 one, two, three, four, five.

18 MR. DOWLING: We've got 54 tables -- 54  
19 seats.

20 CHAIRMAN JAUQUET: 54 total on this drawing?

21 MR. DOWLING: There's two tables out front  
22 with two seats, so we're virtually at 56 seats.

23 CHAIRMAN JAUQUET: Oh, yeah. But that's in  
24 front of Special Effects. Oh, wait.

25 MR. DOWLING: That's actually the cafe side

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1 of it, though.

2 CHAIRMAN JAUQUET: Oh, I see.

3 MR. ABATELLI: I'm pretty sure over 49  
4 creates a bathroom problem.

5 MR. DOWLING: How many bathrooms are there  
6 for the cafe?

7 MS. SCHADE: Well, there's two bathrooms in  
8 the building.

9 MR. DOWLING: So how many for the cafe?

10 MS. SCHADE: One.

11 MR. DOWLING: One.

12 CHAIRMAN JAUQUET: And that's in the cafe? I  
13 mean, that's in the vacant space right now?

14 MS. SCHADE: On the first floor.

15 CHAIRMAN JAUQUET: Yeah. Does that -- how  
16 come it's not in this? How come it's not shown in  
17 here?

18 MS. SCHADE: It's not in that side of the  
19 building.

20 CHAIRMAN JAUQUET: Oh. So where do they go  
21 to use the facilities? Do they go into the Special  
22 Effects space, then?

23 MS. SCHADE: They would just have to go  
24 through the waiting room, yeah.

25 CHAIRMAN JAUQUET: Of Special Effects to get

1 in there?

2 MS. SCHADE: Uh-huh.

3 CHAIRMAN JAUQUET: Okay. Do we have to --  
4 are we concerned with that?

5 MR. PROKOP: (Nodded yes.)

6 MR. ABATELLI: Well, the Building Department  
7 is.

8 CHAIRMAN JAUQUET: Huh?

9 MR. ABATELLI: The Building Department would  
10 ultimately be, but if it becomes -- you know, if  
11 you approve -- you shouldn't say, "Well, we'll  
12 approve 54 seats" if it's going to have to be a  
13 problem.

14 CHAIRMAN JAUQUET: Yeah, I know.

15 MR. DOWLING: Yeah. I think it should be  
16 pending -- the amount of tables should be pending  
17 approval of the Building Department.

18 CHAIRMAN JAUQUET: Yeah.

19 MR. PROKOP: I think we need information from  
20 the Building Inspector regarding the -- so that if  
21 you're in the tearoom, the tearoom and you want  
22 to -- you need to use the bathroom, you have to  
23 walk into the waiting area of the other use, the

24 hair -- the salon?

25 MS. SCHADE: Yes. There's French doors that

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1 divide the two and you would just walk right  
2 through.

3 CHAIRMAN JAUQUET: So that means if the salon  
4 is closed and the tearoom is open, that the other  
5 space has to be functioning, the second -- you  
6 know, both spaces.

7 MS. SCHADE: It all joins together.

8 CHAIRMAN JAUQUET: Yeah. Okay. So I think  
9 the -- it seems to me the Building Department needs  
10 to look at it.

11 MR. ABATELLI: (Nodded yes.)

12 CHAIRMAN JAUQUET: I'd like to know where the  
13 bathrooms and stuff are, just if you could, you  
14 know, blow this footprint up and then indicate  
15 where the second bathroom is for the tearoom space,  
16 and where the bathroom is for the salon space, just  
17 so we know how this is all going to work.

18 MS. SCHADE: Okay.

19 CHAIRMAN JAUQUET: I would refine this, I

20 think. And then, you know, with the Building  
21 Department, you should make a seat count and get  
22 that squared away so that you're under that 49, or  
23 have you done that already?

24 MS. SCHADE: Is that the amount? I don't  
25 know what -- see, that's --

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1 CHAIRMAN JAUQUET: I don't either. The  
2 Building Department should have that. You know,  
3 we're just -- you know, we haven't been doing this  
4 that long, and, you know, we've done a couple of  
5 these where it's 49, and then, you know, other  
6 departments -- other issues are involved, so --

7 MS. SCHADE: So there should be a certain  
8 amount of seats per bathroom?

9 CHAIRMAN JAUQUET: Well, they -- well --

10 MS. SCHADE: Is that what it is?

11 CHAIRMAN JAUQUET: I think that's what it is,  
12 yeah. And you should be under the -- you know, I  
13 guess you should be under that count if you're only  
14 going to have one bathroom, because that's all  
15 you're really going to have. So make sure you're

16 under that count.

17 MS. SCHADE: Okay.

18 CHAIRMAN JAUQUET: And I think right now  
19 you're over that count.

20 MR. MC MAHON: Yeah, I think egress becomes  
21 an issue once you get over 50.

22 MS. SCHADE: I'm sorry?

23 MR. MC MAHON: I think egress becomes an  
24 issue once you go over 50.

25 MR. PROKOP: Wasn't she going to bring us

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1 pictures of the bikes she's going to put out.

2 CHAIRMAN JAUQUET: Well, there are pictures  
3 of the bikes.

4 MR. PROKOP: There are no color pictures. I  
5 think you asked for color pictures of the bikes.

6 CHAIRMAN JAUQUET: Yeah. This one doesn't  
7 really -- this is a picture of the bikes, and there  
8 isn't a -- do you have a bike stand yet or --

9 MS. SCHADE: Well, I was only going to put  
10 three bikes out front.

11 CHAIRMAN JAUQUET: Right.

12 MS. SCHADE: And they don't really make a  
13 bike stand for three bikes.

14 CHAIRMAN JAUQUET: You're just going to on  
15 the kickstand?

16 MS. SCHADE: So I was going to have somebody  
17 make something.

18 CHAIRMAN JAUQUET: Right. Okay. That's all.

19 MS. SCHADE: You know, just so they don't  
20 fall over.

21 CHAIRMAN JAUQUET: Right. Do you have a  
22 photograph of those bikes?

23 MS. SCHADE: I have a photo right there.

24 MR. DOWLING: It's not a color one.

25 CHAIRMAN JAUQUET: It's not really a -- I

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1 mean, do you have the bikes? Does your son have  
2 the bikes already?

3 MS. SCHADE: No. I don't want to get the  
4 bikes until --

5 CHAIRMAN JAUQUET: Oh, he doesn't have the  
6 bikes yet. Okay.

7 MR. BURNS: So we need to wait for the

8 Building Department to talk to us about the  
9 bathrooms and the number of seats before we can go  
10 ahead and approve.

11 CHAIRMAN JAUQUET: Right. And when is our  
12 next meeting, two weeks from now?

13 MR. DOWLING: May 29th. The next work  
14 session is the 29th

15 CHAIRMAN JAUQUET: The 29th. Well, I think  
16 we need to --

17 MR. DOWLING: Yeah.

18 CHAIRMAN JAUQUET: I think we need to have  
19 those things before we approve.

20 MR. DOWLING: Yeah, we can't approve it  
21 without any kind of --

22 CHAIRMAN JAUQUET: So can we tell her what  
23 she needs to do specifically right now?

24 MR. DOWLING: Definitely needs to go to the  
25 Building Department.

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1 CHAIRMAN JAUQUET: And do what?

2 MR. DOWLING: Find out exactly how many seats  
3 she can have for the bathroom. Also, got to make



4           sure -- the Health Department would definitely --  
5           would also, I think, weigh in on the bathroom use  
6           and location as well, I'm sure.

7           MR. ABATELLI: Yeah, whatever -- to find out  
8           specifically what, if anything, is needed from the  
9           Building Department.

10          CHAIRMAN JAUQUET: Say that last again.

11          MR. ABATELLI: Specifically, to find out  
12          what, if anything, is needed from the Health  
13          Department, or whoever would regulate the food  
14          component of this.

15          MS. SCHADE: I'm dealing with the Health  
16          Department right now.

17          CHAIRMAN JAUQUET: Say that again.

18          MS. SCHADE: I said I'm dealing with the  
19          Health Department right now.

20          CHAIRMAN JAUQUET: Oh, you are. Okay.

21          MS. SCHADE: Yeah.

22          CHAIRMAN JAUQUET: What sort of timetable --  
23          what sort of timetable are they suggesting?

24          MS. SCHADE: I'm sorry?

25          CHAIRMAN JAUQUET: What kind of timetable are

1           they suggesting with their approval or their  
2           processing of your request?

3           MS. SCHADE: Well, I have just actually  
4           started the process with them, so yeah.

5           CHAIRMAN JAUQUET: Okay. All right. So  
6           we're going to -- you've got to go to our Building  
7           Department, too.

8           MS. SCHADE: Okay.

9           CHAIRMAN JAUQUET: And then if you can draw  
10          with them the plan that shows the -- where the  
11          bathrooms are and how the accesses are going to  
12          occur, and if you can get a photograph of one of  
13          the bikes. Maybe just stick it out there and take  
14          a picture of it sitting and where it's going to be.

15          MS. SCHADE: But that is the bike that I'm  
16          getting.

17          CHAIRMAN JAUQUET: Yeah, but it's -- you  
18          know, it's hard to see what kind of bike it is.

19          MR. PROKOP: We asked the question the  
20          last -- are we bothering you? We asked the  
21          question the last time what the color of the bikes  
22          were going to be and you said they were various  
23          colors. You were asked to bring a color, just one  
24          color picture of the bikes so we could put it in

25 the file.

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1 MS. SCHADE: That is one of the -- that's one  
2 of the bikes. That's the color that I got from  
3 them. I mean, they --

4 MR. PROKOP: It's only because the bikes are  
5 going to be out in the street. I mean, otherwise  
6 it's not a concern of the Board.

7 CHAIRMAN JAUQUET: I mean, there's got to be  
8 a better picture.

9 MR. DOWLING: That shows the actual colors of  
10 them. That's just a black and white, it looks  
11 like.

12 MS. SCHADE: That's a white bike that has  
13 green on it there.

14 CHAIRMAN JAUQUET: Do you have a color  
15 printer?

16 MS. SCHADE: I'm sorry?

17 CHAIRMAN JAUQUET: Do you have a color  
18 printer?

19 MS. SCHADE: That was on a color printer,  
20 that's one of them. It's a white bike that has

21 like, you know, the green trim.

22 MR. MC MAHON: Do we just have a photocopy of  
23 the one she submitted?

24 MR. DOWLING: Do we just have -- a black and  
25 white picture is what we have.

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1 MR. MC MAHON: Somewhere we have the color  
2 copy?

3 MR. DOWLING: We don't.

4 CHAIRMAN JAUQUET: Well, anyway --

5 MS. SCHADE: This what you have.

6 CHAIRMAN JAUQUET: We just have this. I  
7 mean, it really doesn't show.

8 MS. SCHADE: Oh, I'm sorry.

9 CHAIRMAN JAUQUET: Yeah. That's what my  
10 point was. Okay. All right.

11 MR. BURNS: So, if we can have that, that  
12 will be a part of the file.

13 CHAIRMAN JAUQUET: Yeah, that will be a part  
14 of the file. Do you have a copy of that, or do you  
15 have extra copies?

16 MS. SCHADE: You can have that.

17 CHAIRMAN JAUQUET: Okay. All right. So --

18 MS. SCHADE: I guess when it was copied at  
19 the Village, it just came out black and white.

20 CHAIRMAN JAUQUET: Right, right. Yeah,  
21 that's what happened. All right. So --

22 MR. MC MAHON: So where's the food prep area?  
23 Is that the refrigerators in the kitchen, that  
24 area?

25 MS. SCHADE: There's isn't going -- the food

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1 isn't going to be prepared on premises. It's going  
2 to be off premise, but there is a counter there for  
3 assembly with sinks, like the food department with  
4 sinks.

5 CHAIRMAN JAUQUET: Okay. Is that there now?

6 MS. SCHADE: What's that?

7 CHAIRMAN JAUQUET: The counter with the  
8 sinks?

9 MS. SCHADE: No.

10 CHAIRMAN JAUQUET: Okay. So you're going to  
11 build that in?

12 MS. SCHADE: Yeah.

13                   CHAIRMAN JAUQUET: Okay. And when were you  
14                   expecting to start construction? I know you have  
15                   to do it after we approve, but what was your  
16                   timetable? As soon as you could do it for the  
17                   summer season. Yeah, okay. And what has -- have  
18                   you discussed that with the Building Department  
19                   yet?

20                   MS. SCHADE: No.

21                   CHAIRMAN JAUQUET: Okay. And that's a Health  
22                   Department issue, too. Okay. So our next meeting  
23                   is on the 29th; I think it's a work session. And I  
24                   guess you should have these things updated for that  
25                   next session.

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1                   MS. SCHADE: Okay.

2                   CHAIRMAN JAUQUET: Okay. And if there's any  
3                   questions in the meantime, talk to Eileen, and, you  
4                   know, you can call us, too.

5                   MS. SCHADE: So concerning the bikes, though?

6                   CHAIRMAN JAUQUET: Well, you know, that's  
7                   good enough. You know, we were hoping, you know,  
8                   maybe to have a real photograph of the bikes,

9 because this is just a -- you know, it's a black  
10 and white. It's not really -- you know, there's no  
11 background or anything. If you have it, I mean,  
12 because this looks perfectly okay.

13 MR. ABATELLI: So you have that.

14 CHAIRMAN JAUQUET: Yeah, we have that.

15 MR. ABATELLI: And there are some color  
16 pictures here. I guess this is what part of the  
17 problem is.

18 MR. DOWLING: Okay.

19 MR. ABATELLI: Because we don't have a color  
20 printer.

21 CHAIRMAN JAUQUET: Right, okay.

22 MR. ABATELLI: That's separate from your  
23 problem. Part of the problem is we have to require  
24 seven or eight copies in color from you or we have  
25 to make color copies.

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1 MS. SCHADE: Okay.

2 MR. ABATELLI: You know, which we don't  
3 normally do.

4 MS. SCHADE: Okay.

5                   CHAIRMAN JAUQUET: Okay. So we'll put you on  
6 the agenda for the next meeting.

7                   MS. SCHADE: All right.

8                   CHAIRMAN JAUQUET: Okay?

9                   MR. MC MAHON: I have to ask, what is our  
10 concern with the color of the bikes? We're talking  
11 about the ones that are out front?

12                   CHAIRMAN JAUQUET: It's not. We just want --  
13 you know, we just want to know, you know, to know  
14 as best we can, I think to see what they actually  
15 look like, and, you know, this is pretty good.

16                   MS. SCHADE: So I have to come back for the  
17 bikes as well?

18                   MR. DOWLING: I think I'm happy with the  
19 bikes.

20                   CHAIRMAN JAUQUET: The bikes look okay, yeah.  
21 I mean, we're more concerned with --

22                   MS. SCHADE: Yeah.

23                   CHAIRMAN JAUQUET: -- the layout and the  
24 tables --

25                   MS. SCHADE: I understand that.



1           CHAIRMAN JAUQUET: -- and the flow of people,  
2           and the use of the other space when it might be  
3           closed to get that bathroom.

4           MS. SCHADE: I understand that. So, as far  
5           as the bikes go, can I --

6           CHAIRMAN JAUQUET: Can you buy the bikes?

7           MS. SCHADE: Can I get started on it? Yeah.

8           CHAIRMAN JAUQUET: I don't know.

9           MR. DOWLING: Well, we haven't approved your  
10          full site -- full plan yet.

11          MR. PROKOP: There was also questions.  
12          Somebody was supposed to produce the Certificate of  
13          Occupancy for the barn. I don't know if we asked  
14          you or the Building Department, but we just wanted  
15          to make sure that there wasn't a restriction on the  
16          use of the barn, because now you're moving the use  
17          into the barn. But I'll clear that up with the  
18          Building Department. That question was asked last  
19          week.

20          CHAIRMAN JAUQUET: Yeah, right.

21          MR. PROKOP: The bikes, you know, it's not --  
22          the reason why is because there's going to be  
23          bikes -- the applicant said that there was going to  
24          be bikes left on the street basically for an  
25          advertisement. So the Board asked the colors of

1 the bikes, and we were, you know, just told various  
2 colors. So we just asked for a picture, you know,  
3 so it just doesn't become a matter of controversy  
4 or something. We just wanted to have something in  
5 the file just to show that we looked at that.

6 CHAIRMAN JAUQUET: So can we approve the bike  
7 operation?

8 MR. DOWLING: Do we have to wait for the C of  
0?

9 MR. PROKOP: No. I think the whole thing has  
10 to wait --

11 MR. PROKOP: Okay.

12 MR. PROKOP: -- until we just get this  
13 information.

14 CHAIRMAN JAUQUET: Okay. All right. So  
15 that's what we're going to do.

16 MR. MC MAHON: Okay. So is that the only  
17 thing we're waiting for on the bikes, though, just  
18 the C of 0? Otherwise, are we --

19 MR. PROKOP: Yeah.

20 CHAIRMAN JAUQUET: I think so on the bikes,

21           yeah.

22                   MR. MC MAHON: Is there anything else that we  
23           need her to bring next time or anything else?

24                   CHAIRMAN JAUQUET: I don't think so.

25                   MR. MC MAHON: Okay. So it's just the --

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1                   CHAIRMAN JAUQUET: You know, if you have  
2           any -- you know, if you have better pictures of the  
3           bikes, be my guest. Or, you know, if you want to  
4           set them up and take a picture the way it would  
5           look, you know, from the street, you could do that,  
6           but it's not necessary.

7                   MR. DOWLING: She doesn't have a sample.

8                   CHAIRMAN JAUQUET: It's not necessary.

9                   MR. PROKOP: Are they in a catalog somewhere?

10                  MS. SCHADE: Yeah.

11                  MR. PROKOP: Are they online?

12                  MS. SCHADE: Yeah. They're online, yeah.

13                  MR. PROKOP: Could you just print out a  
14           picture?

15                  MS. SCHADE: That's what I printed that from.

16                  MR. PROKOP: Oh, that's what you did. Okay.

me.

17 It's a white bike?

18 MS. SCHADE: I mean, they're beautiful, trust

19 CHAIRMAN JAUQUET: We believe you.

20 MR. PROKOP: Okay.

21 CHAIRMAN JAUQUET: We believe you.

22 MR. BURNS: We believe you, we just needed  
23 verification.

24 MS. SCHADE: Verification?

25 MR. BURNS: So it's -- yeah.

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1 MS. SCHADE: I understand the tearoom. I'm  
2 just really having -- I'm not understanding the  
3 bike thing at all. Like I was asked to bring  
4 pictures and --

5 CHAIRMAN JAUQUET: Right. I think the bikes  
6 are part of the site plan, aren't they, and  
7 everything gets approved at once?

8 MR. DOWLING: Yup.

9 MR. BURNS: So we have a picture of the bike.

10 CHAIRMAN JAUQUET: I don't know if that's  
11 what we want to do. If we could get the -- can we  
12 get the bikes started before the tearoom or not?

13 MR. DOWLING: We can't without the C of 0 for  
14 the barn.

15 MR. PROKOP: No, we can't.

16 CHAIRMAN JAUQUET: Oh, with the C of 0 for  
17 the barn.

18 MR. DOWLING: We have to wait.

19 CHAIRMAN JAUQUET: Okay.

20 MR. MC MAHON: Would we want to suggest that  
21 we split these into two separate things, depending  
22 on the C of 0, and if we can get the C of 0, then  
23 we can approve the bikes next time, if that's all  
24 we're waiting on?

25 CHAIRMAN JAUQUET: I think so.

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1 MR. MC MAHON: Because I don't want to hold  
2 up -- if it's just the bikes, I don't want to hold  
3 that up based on -- if the tearoom is going to take  
4 longer, if that's got to go to the Building  
5 Department, that's got to go to the Health  
6 Department, you know, that may not get approved  
7 next time. But if we could get, at the very least,  
8 the bikes taken care of, then we address this.

9 MR. BURNS: Well, according to Joe, there's  
10 still a question about the barn.

11 MR. PROKOP: Well, that's what I'm saying,  
12 because that -- I'm sorry. You could approve the  
13 bikes, you know, just pending production of the C  
14 of 0 for the barn, just to make sure that there's  
15 not a condition or something.

16 MR. MC MAHON: Approve it, pending its  
17 production.

18 CHAIRMAN JAUQUET: Let's do that, then.

19 MR. PROKOP: Yeah, that's fine.

20 MR. DOWLING: Well, what business do the  
21 bikes fall under? Are they going to be part of the  
22 cafe itself?

23 MS. SCHADE: No.

24 MR. DOWLING: Or are they a separate business  
25 altogether?

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1 MS. SCHADE: I'm just doing it under Special  
2 Effects.

3 MR. DOWLING: Okay.

4 MR. PROKOP: What does that mean?

5 MS. SCHADE: I'm sorry?

6 MR. PROKOP: You mean the existing business?

7 MS. SCHADE: Yeah.

8 MR. PROKOP: Okay.

9 CHAIRMAN JAUQUET: Okay. So this -- the only  
10 condition on this is the --

11 MR. DOWLING: The C of O for the barn.

12 CHAIRMAN JAUQUET: The C of O for the --

13 MR. MC MAHON: Delivery of the C of O to us  
14 or to the --

15 CHAIRMAN JAUQUET: I don't know. How is that  
16 verified?

17 MR. PROKOP: Just the approval is -- so it's  
18 a motion to approve the use of the -- to introduce  
19 a new use of the premises, which is a bike rental  
20 business, as indicated on the application. The  
21 business is not to commence until the production  
22 and review of the Certificate of Occupancy for the  
23 property where the barn --

24 MR. MC MAHON: And who would that be produced  
to?

25 MR. PROKOP: Pardon me?

1 MR. MC MAHON: Who would that go to?

2 MR. PROKOP: The Building Department and the  
3 Village Attorney.

4 MR. MC MAHON: Okay. So that could happen  
5 without coming back here?

6 MR. PROKOP: Yes, absolutely.

7 MR. MC MAHON: Okay.

8 MR. PROKOP: It could happen in a couple of  
9 days.

10 CHAIRMAN JAUQUET: Okay. So I'm going to  
11 motion to approve the introduction of the new use  
12 of the bike rental business as part of Special  
13 Effects?

14 MR. PROKOP: That's fine.

15 CHAIRMAN JAUQUET: With the condition --

16 MR. PROKOP: With the use -- with the  
17 condition that the use does not commence until  
18 there's been a review of the Certificate of  
19 Occupancy for the property and/or the barn by the  
20 Building Department and the Village Attorney.

21 CHAIRMAN JAUQUET: Okay. And that's the  
22 motion. And does somebody want to second the  
23 motion?

24 MR. MC MAHON: I'll second the motion.



25 CHAIRMAN JAUQUET: All in favor?

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1 MR. BURNS: Aye.

2 MR. DOWLING: Aye.

3 MR. MC MAHON: Aye.

4 CHAIRMAN JAUQUET: Aye.

5 Okay. Number 4 is further discussion on an  
6 application submitted by Imran Qasim Kahn, owner of  
7 Layyah Corp., requesting the use evaluation for the  
8 addition of a car service office/operation into the  
9 existing convenience store with a possible mandate  
10 that when unattended, taxis be parked off-site, and  
11 that signage relating to the taxi service be  
12 contained within the store. The store is located  
13 at 331 Front Street.

14 So that we can -- we're going to continue to  
15 discuss this. Does anybody in the audience want to  
16 say anything? Go ahead.

17 If this is a work session, how much --

18 MR. DOWLING: It's not a work session.

19 MR. BURNS: This is not a work session, it's  
20 the regular session.

21 CHAIRMAN JAUQUET: The is the regular  
22 session.

23 MR. PROKOP: Yeah. I mean, if you're not  
24 ready to approve something -- if you're not ready  
25 to approve it, it shouldn't really be on.

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1 CHAIRMAN JAUQUET: Well, that's what I'm  
2 thinking.

3 MR. PROKOP: We should just table it, because  
4 it's not -- it's not really --

5 CHAIRMAN JAUQUET: Well, you guys came here.  
6 If you have your comment, go ahead.

7 MS. GREENBERG: My name is Adrienne  
8 Greenberg. I am the President of Congregation  
9 Tifereth Israel.

10 CHAIRMAN JAUQUET: Well, you were here last  
11 time.

12 MS. GREENBERG: Uh-huh.

13 CHAIRMAN JAUQUET: Is your statement  
14 different this time?

15 MS. GREENBERG: Yes.

16 CHAIRMAN JAUQUET: Okay.

17 MS. GREENBERG: I mean, if I may read the  
18 letter.

19 CHAIRMAN JAUQUET: Okay. We just want to  
20 keep it quick --

21 MS. GREENBERG: Okay.

22 CHAIRMAN JAUQUET: -- because we're not  
23 really going to do too much with this application.

24 MS. GREENBERG: All right. One of the items  
25 that I noticed on the discussion was with a

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1 possible mandate that when unattended, the taxi be  
2 parked off-site. I was wondering. I like the idea  
3 that it would be parked elsewhere, but I would be  
4 concerned who is to determine when it is  
5 unattended?

6 CHAIRMAN JAUQUET: Yeah. You know --

7 MS. GREENBERG: I could understand anyone --

8 CHAIRMAN JAUQUET: Okay. What else? What  
9 else on your point list?

10 MS. GREENBERG: Well, I was going to refer  
11 back to his lack of care for the entire facility.

12 CHAIRMAN JAUQUET: Yeah, okay, right. And

13 what else?

14 MS. GREENBERG: And he's already got taxis  
15 parked outside with a sign that says "taxi".

16 CHAIRMAN JAUQUET: Right, I know.

17 MS. GREENBERG: So it's almost as though, I  
18 think, he feels it's a fete accompli, it's done.

19 CHAIRMAN JAUQUET: Yeah, I know. And then I  
20 don't know how that --

21 MR. PROKOP: Well, we discussed this at the  
22 last meeting. There's not supposed to be any taxis  
23 parked on the premises now, and any signs are  
24 supposed to be inside, not outside.

25 CHAIRMAN JAUQUET: Right. So the idea here

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1 is that the way he's using the site right now, he's  
2 not in compliance.

3 MR. PROKOP: Right.

4 CHAIRMAN JAUQUET: For signs, for exiting and  
5 entering, traffic signs, and for striping in the  
6 parking lot. And now he's violating -- now he's  
7 not in compliance because he's got the taxi  
8 operation there. So, you know, we're tabling this

9 for further discussion, and we don't want -- I  
10 think the idea is we're not going to -- we're  
11 denying any application until he complies with the  
12 site plan as it was already approved when he got  
13 the business up and going in the first place, and  
14 it's those things I just mentioned. And then we'll  
15 take up the taxi request after he does this. And I  
16 don't know how that's all going to play out, but  
17 it's an enforcement issue.

18 MR. ABATELLI: He's out there.

19 CHAIRMAN JAUQUET: Huh?

20 MR. ABATELLI: He's out there.

21 CHAIRMAN JAUQUET: Are you going to say  
22 something?

23 MR. BURNS: There should be no taxi there,  
24 because that doesn't -- you know, that doesn't --  
25 that is not in conformation with the original site

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1 plan and we haven't approved a new site plan. So  
2 there should be no taxi.

3 MR. PROKOP: Do you want to come up?

4 CHAIRMAN JAUQUET: I mean, you know.

5 MR. KHAN: My name is Imran Qasim Khan. We  
6 just park only a couple of time outside the -- in  
7 the parking lot, the taxi. Otherwise, there was no  
8 taxi that was parked outside on the parking spot.

9 Yes, I am running the business, but I don't  
10 see -- the last time I was told that we don't have  
11 any -- anything here about the taxis, no obligation  
12 on the taxi. Some other taxis are running and they  
13 are not in the district of Greenport. I don't know  
14 how they are operating, and they have no spot.  
15 They have cars running here, there, they're parking  
16 everywhere they want to. And I own a business in  
17 Greenport, I'm a Greenporter, and I don't know why  
18 I can't run a taxi.

19 MR. PROKOP: Because you told the Board that  
20 you wanted to just --

21 MR. KHAN: Yeah. The Zoning Board, they  
22 approved me, too. They said there's nothing --  
23 they have nothing to do anything with the Zoning  
24 Board. And there was complaint last -- two weeks  
25 ago in the Zoning Board. I was here, and they said

1 everything is okay, they have no problem with the  
2 taxi.

3 MR. DOWLING: They sent it down to us to  
4 approve it, so we have not approved it yet. They  
5 said that a taxi could be allowed in the district,  
6 but it has to come to us to be approved and it has  
7 not been approved by us yet.

8 CHAIRMAN JAUQUET: That's how it works. You  
9 know, taxis are allowed in the district, but site  
10 plans are another issue.

11 MR. DOWLING: And the taxis were also there  
12 before you got Zoning Board approval.

13 MR. KHAN: I only questioned that when I was  
14 trying -- I only questioned that because a taxi  
15 business, there was no requirement for the taxi.  
16 That's why I haven't applied for the taxi. I only  
17 requested to put the sign board on my building. I  
18 never applied for the taxi, that I wanted to run  
19 the business of taxi, and let me allowed to do the  
20 taxi business.

21 MR. DOWLING: But it says here --

22 MR. KHAN: Everybody is doing the taxi  
23 business.

24 MR. DOWLING: It says here in your letter, "I  
25 would like to seek to operate a car service at

1 physical location of the Layyah Corp.," so you did  
2 ask to run a taxi business.

3 MR. KHAN: Yeah. That's why I was trying to  
4 put the sign board, that the people, they can come  
5 and ask for the taxi. If they want, they come and  
6 ask from the clerk if they need a taxi. That's the  
7 only thing I came here for.

8 MR. PROKOP: Yeah, but the problem is your  
9 use of the premises is all screwed up. You're not  
10 complying with the site -- you're not complying  
11 with the site plan that was originally given to  
12 you. When you came here before, when you came here  
13 several months ago, we said that we would consider  
14 this as long as you didn't -- you said that you  
15 wanted to just use your cell phone while you were  
16 in the store to do dispatching and you were not  
17 going to run the business from the property. Now,  
18 we don't have enough parking there to begin with.  
19 The last time there was many people here  
20 complaining about the property.

21 MR. KHAN: I'm not operating from the



22 property.

23 MR. PROKOP: And you don't have enough  
24 parking there to begin with, and now you've  
25 introduced a new use without even the permission of

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1 the Board, and you're already parking taxis there,  
2 which you weren't supposed to do. So that's what  
3 the -- that's what the issue is right now, that's  
4 what we need to take care of. People were  
5 complaining about garbage, people were complaining  
6 about problems with --

7 MR. KHAN: I have a garbage container  
8 outside. If somebody throws the garbage, I am not  
9 responsible. I can't teach everybody --

10 MR. PROKOP: But you are responsible, you're  
11 the owner of the property.

12 MR. KHAN: That's my spot. We clean those  
13 spots every time. People, they were talking about  
14 drugs. We have the law enforcement. We can  
15 complain to the Police Department, and nobody's  
16 complaining to the Police Department. I personally  
17 did many complaints. Next door neighbor, she was

18 here last time. I complained. You can see the  
19 Town of Southold record book how many times I  
20 complained to the Southold Town Police Station, too  
21 many people drunk next door, and nobody was taking  
22 care of that house either.

23 MR. PROKOP: Yeah, but --

24 MR. KHAN: I was complaining all the time to  
25 the police.

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1 MR. PROKOP: The property -- the business is  
2 supposed to have a certain number of parking  
3 spaces, right, the existing business. A site plan  
4 was granted with six parking places, parking spots.  
5 There was a question that was raised the last time  
6 whether or not that was adequate. Okay, so -- but  
7 you have an approved site plan. But we can't  
8 jeopardize the impact -- we can't intensify the  
9 impact on the neighbors by introducing another  
10 business now without even the approval of the  
11 Board, you know, just -- and we discussed this when  
12 you first came here about five or six months ago,  
13 or four or five months ago, whatever it was. I

14 mean, it's a problem.

do?

15 MR. KHAN: What does the Board suggest me to

16 MR. DOWLING: Comply with the site plan you  
17 already have.

18 MR. KHAN: Only thing I think is missing is  
19 one exit sign, enter or the exit sign. I think one  
20 of them is broke. And, other than that -- we are  
21 going to paint, paint the building there and  
22 painting all the parking spots, which is -- they  
23 are right now, we are going to do it. And I think  
24 that's the only -- other than that, we have the  
25 garbage containers outside, and we clean time to

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1 time, we clean every other day the parking lot. We  
2 try to keep it in good shape. We are not trying to  
3 make a big mess outside the store, and this makes a  
4 bad impact on the customers, too.

5 CHAIRMAN JAUQUET: What about the signs?

6 MR. ABATELLI: The parking sign he's talking  
7 about.

8 CHAIRMAN JAUQUET: No. I know, there's  
9 the --

10 MR. ABATELLI: Oh, the signs on the building.

11 CHAIRMAN JAUQUET: The traffic signs are one  
12 thing, but what about all the commercial  
13 advertising signs? I mean, they're not in  
14 compliance, are they?

15 MR. PROKOP: No. Somebody has to do a --  
16 somebody in the Building Department has to do a  
17 calculation of the square footage of the signs and  
18 make a recommendation for the file. That has to be  
19 done. I thought what we said the last time was  
20 that the sign -- excuse me, I'm sorry.

21 CHAIRMAN JAUQUET: No, go ahead.

22 MR. PROKOP: The sign has to be inside the --  
23 inside the window or something. I thought -- I  
24 just remember that being conditional.

25 CHAIRMAN JAUQUET: So you need to take care

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1 of the traffic issues, those -- that includes signs  
2 and parking lot striping.

3 MR. KHAN: Striping.

4 CHAIRMAN JAUQUET: Landscaping.

5 MR. KHAN: Landscaping we do.

6 CHAIRMAN JAUQUET: You got to do it before  
7 we -- you have to do that before we do anything.

8 MR. KHAN: Yes.

9 CHAIRMAN JAUQUET: And you have to visit the  
10 Building Department to take care of what you're  
11 allowed in terms of signs, including all the signs  
12 that are in the windows. I don't know if those  
13 comply.

14 MR. DOWLING: If it's inside the window, I  
15 don't think it's --

16 CHAIRMAN JAUQUET: That's okay.

17 MR. DOWLING: Anything outside the windows is  
--

18 MR. PROKOP: Right, okay.

19 MR. PROKOP: I would move to table this until  
20 the next work session.

21 CHAIRMAN JAUQUET: Okay. So we're going to  
22 table this until the next work session.

23 MR. KHAN: Sure.

24 CHAIRMAN JAUQUET: Okay.

25 MR. PROKOP: Please come to the next work

1 session. Please come, because that was -- you  
2 know, please come to the next work session so we  
3 could address this.

4 MR. KHAN: Sure.

5 MR. PROKOP: Okay.

6 MR. KHAN: Thank you.

7 CHAIRMAN JAUQUET: Okay. Number 5 is  
8 consideration of a motion to approve a site plan  
9 modification for 34-36 Front Street, whose owners  
10 Ed Healy and Terry Hass seek to include  
11 installation of a tent canopy in the rear yard for  
12 use as an outdoor dining space/bar area with the  
13 following conditions:

14 Lowering of fence sign to the legal limit.

15 Proper hardware for gate egress from the  
16 yard.

17 Applicant to submit a water runoff plan for  
18 rear of property.

19 No exterior music.

20 Tented area to have seasonal landscaping.

21 And gate is to remain shut during business  
22 hours.

23 And we're going to add -- one concern that  
24 did not come up in the last meeting was the effect  
25 of having another, you know, smoking and drinking

1 thing going on outside near the parking lot. And  
2 you were concerned with the quality of life, which  
3 isn't very good there anyway, deteriorating because  
4 of that. And our idea was to, you know, approve  
5 this for this season, and to revisit it next  
6 season, like we're going to do with the bait shop.

7 MR. HASS: Right. Okay, I agree. That's  
8 good.

9 CHAIRMAN JAUQUET: Does that sound okay?

10 MR. HASS: Yeah, that's no problem with me.

11 CHAIRMAN JAUQUET: Does that sound okay with  
12 you?

13 MR. PROKOP: Yeah, as long as he meets the  
14 conditions. I mean, we had this back and forth  
15 last time about the runoff plans.

16 MR. HASS: The runoff, Eileen was supposed  
17 to -- Eileen is supposed to come by and go over it.

18 CHAIRMAN JAUQUET: The runoff is so nebulous.  
19 You know, I don't know how to deal with it, except  
20 to --

21 MR. DOWLING: Did you see his latest update

22 he did?

23 CHAIRMAN JAUQUET: Yeah, I know.

24 MR. HASS: We have the gravel pit.

25 CHAIRMAN JAUQUET: Do you have a plan? Do

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1 you have a --

2 MR. HASS: Well, we're going to open up what  
3 was there, the gravel pit that was there.

4 CHAIRMAN JAUQUET: Okay.

5 MR. HASS: And I don't know why they closed  
6 it a few years ago.

7 CHAIRMAN JAUQUET: All right. So then you've  
8 got to --

9 MR. HASS: So we'll have the water runoff  
10 where it's supposed to go.

11 CHAIRMAN JAUQUET: Right. So we still can be  
12 conditional on what you're going to do with the --  
13 so that --

14 MR. DOWLING: You're fine with those  
15 conditions that he mentioned?

16 MR. HASS: Oh, no problem. As long as I know  
17 exactly where, I'll get it done, it's not a big



18 deal. And by really opening up the outside, I'm  
19 going to have more security now. So it's going to  
20 be better off, and it will be different people.  
21 It's not going to be the same, you know.

22 CHAIRMAN JAUQUET: Did you lower the fence  
23 yet, the sign? You said lowering the sign to make

24 MR. HASS: No. All I got to --

25 MR. DOWLING: The sign is still there.

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1 MR. HASS: When I bring in the --

2 CHAIRMAN JAUQUET: Because I'm thinking that  
3 it's better to keep it up there so you don't see  
4 what's going on in there.

5 MR. HASS: The reason I put it there is for  
6 people jumping over.

7 CHAIRMAN JAUQUET: I know.

8 MR. HASS: That's the reason why.

9 CHAIRMAN JAUQUET: I'm saying the same thing,  
10 not to look in and see it.

11 MR. HASS: But instead, what I'm doing,  
12 I'm -- in the back of the fence, in the inside,  
13 will keep them from jumping over a little. I'm

14 going to smooth it out totally, you know, put all  
15 new wood.

16 CHAIRMAN JAUQUET: You've got that kind of  
17 customers there, fence-jumpers?

18 MR. HASS: That way they can -- well, at  
19 night, they just -- if you don't let them in,  
20 they'll find a way around.

21 CHAIRMAN JAUQUET: Right. That's why we're  
22 worried about the quality of life deteriorating in  
23 the parking lot there.

24 MR. HASS: But this way, because of the SLA  
25 license, I have to have it all secured.

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1 CHAIRMAN JAUQUET: Right, right, I  
2 understand.

3 MR. HASS: It's different. As long as, you  
4 know, we have revenue going on and we have people  
5 working out there, it's different.

6 CHAIRMAN JAUQUET: And is that gate -- can  
7 you open the gate from the outside?

8 MR. HASS: No, the inside, not the outside.

9 CHAIRMAN JAUQUET: Okay, good. We wanted to

10 make that clear.

11 MR. HASS: It's going to be a push bar so you  
12 can --

13 CHAIRMAN JAUQUET: Right.

14 MR. HASS: It's like an exit, you know.

15 CHAIRMAN JAUQUET: Right. Is that all new  
16 equipment?

17 MR. HASS: It does -- well, the push bars  
18 are.

19 CHAIRMAN JAUQUET: Right, okay.

20 MR. HASS: That's all new. That's our other  
21 business, is security.

22 CHAIRMAN JAUQUET: Oh.

23 MR. HASS: We do fire alarms, push bar, all  
24 that kind of stuff.

25 CHAIRMAN JAUQUET: All right. So we're going

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1 to add that one year. We're going to give you this  
2 season, and we're going to revisit. You have to  
3 come back here next year --

4 MR. HASS: That's no problem.

5 CHAIRMAN JAUQUET: -- to get a new permit, so

6 to speak, for that backyard deal. Okay? All  
7 right. So --

8 MR. PROKOP: So how does -- we sat here last  
9 time for a half an hour and told him he needed a  
10 runoff plan. So how does he come in here tonight  
11 and not have a runoff plan?

12 CHAIRMAN JAUQUET: Because I could not figure  
13 out with Eileen what to do about -- but he --  
14 you've got a point. You're going to dig something  
15 up now.

16 MR. HASS: Well, we're going to have to break  
17 the cement right now, because they -- but that  
18 area, if we break it, it's going to be easy. It's  
19 not going to break any other cement, because they  
20 filled that -- the other owners filled the gravel  
21 when they shouldn't.

22 CHAIRMAN JAUQUET: So you're going to dig  
23 that back up and restore the gravel?

24 MR. HASS: So we're just going to bring that  
25 back up. That won't break the cement around it

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1 because it's a new pour.

2           CHAIRMAN JAUQUET: Okay. So you do have a --  
3           you do have a solution for the --

4           MR. HASS: Yeah, yeah.

5           CHAIRMAN JAUQUET: Right now, okay.

6           MR. HASS: And -- well, see, the tent people,  
7           when they come -- that's why I've got to wait for  
8           them, too. It's like the carpenter, when he comes,  
9           he'll drop the sign. And when the tent people  
10          come, they'll give -- let's see what they want to  
11          do about the runoff, because it affects me, too.  
12          If someone's standing, you know, on the other side  
13          of the tent and it's open, it's raining, they're  
14          going to get wet, too, you know. So I'm going to  
15          try to stop that, too. So they're going to have to  
16          come up with something, the tent people.

17          CHAIRMAN JAUQUET: Why the tent -- the tent  
18          people have to do to that?

19          MR. HASS: Yeah, it's their job. I don't  
20          know.

21          CHAIRMAN JAUQUET: But they're going to  
22          direct the water from the tent?

23          MR. HASS: They're going to have to channel  
24          the water. You see, Mills was going to channel it.

25          CHAIRMAN JAUQUET: With some sort of --

1 MR. HASS: They have things that do that.

2 CHAIRMAN JAUQUET: Gutters, tent gutters?

3 MR. HASS: Yeah. And I'm not good at that.

4 I really don't know about it, but they have to  
5 channel water somehow.

6 MR. DOWLING: So you're going to have --

7 MR. HASS: And the Board of Health is  
8 actually going to want to channel it.

9 CHAIRMAN JAUQUET: And what are you going to  
10 do on the ground? What are you going -- you're  
11 going to restore some gravel?

12 MR. HASS: On --

13 CHAIRMAN JAUQUET: On which boundary,  
14 southeast or west -- I mean, northeast or west?

15 MR. HASS: Well, the gravel is on the --

16 CHAIRMAN JAUQUET: East side.

17 MR. HASS: From Front Street going to Main  
18 Street. East, the east side. That's where the  
19 gravel pit was, on the inside part, not on the  
20 outside, on the inside of the fence.

21 CHAIRMAN JAUQUET: Oh, so that would be on  
22 the south side of the --

23 MR. DOWLING: Of the east corner, or  
24 something like that.

25 CHAIRMAN JAUQUET: Of the patio. Southeast

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1 corner of the patio?

2 MR. HASS: Right.

3 CHAIRMAN JAUQUET: Okay. So we're going to

--

4 MR. HASS: But it's already -- that was there  
5 in the plans already. They shouldn't have built

it.

6 CHAIRMAN JAUQUET: And you're going to  
7 restore this gravel pit area?

8 MR. HASS: I'll restore that.

9 CHAIRMAN JAUQUET: Okay. Gravel.

10 MR. HASS: Actually, Whiskey's water was  
11 going in there, too. So it's not there anymore, so  
12 it probably handles -- it's going to handle a lot  
13 more.

14 CHAIRMAN JAUQUET: All right. Does that  
15 sound okay, conditionally?

16 MR. PROKOP: I don't know. I mean --

17 CHAIRMAN JAUQUET: Well, he's got a plan for

18 tent gutters and this gravel pit, and we're going  
19 to make it -- his approval conditional that that  
20 actually works.

21 MR. PROKOP: Okay.

22 CHAIRMAN JAUQUET: And they only get it for a  
23 season.

24 MR. PROKOP: Okay.

25 CHAIRMAN JAUQUET: He's got to come back here

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1 next year.

2 MR. HASS: She is going to come and look at  
3 it and we're going to go over it next time.

4 MR. PROKOP: You can't make a decision as a  
5 Board and then have the Building Inspector overrule  
6 it. I mean, this is like --

7 CHAIRMAN JAUQUET: Okay.

8 MR. PROKOP: We spent -- you guys are all  
9 volunteers, you spend so much time here. You know,  
10 you're making these decisions and then they just  
11 get lost somehow.

12 CHAIRMAN JAUQUET: Well, I went through this  
13 with Eileen. This is what we came up with.



14 MR. PROKOP: Okay. So that sounds good.

15 CHAIRMAN JAUQUET: Okay. Anyway, okay. So  
16 we're going to have a motion to approve your site  
17 plan for the installation of a tent canopy in the  
18 rear yard for use as outdoor dining space/bar area,  
19 with the following conditions:

20 Lowering the fence to the legal limit.

21 Proper hardware for gate egress. And it's a  
22 one-way from the inside to the out to, you know,  
23 prevent people from coming in from the parking lot  
24 area.

25 Applicant is to submit a water runoff plan

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1 for the rear of the property, which at this point  
2 includes a tent gutter, rainwater collection  
3 system, and a -- restoring a gravel sump area on  
4 the patio under the tent.

5 Tented areas to have a seasonal landscaping.

6 And the gate is to remain shut during  
7 business hours.

8 And this finally is a one-year permit to  
9 proceed with this activity, and you have to come

10 back here next year at this time to renew it.

11 MR. HASS: Right.

12 MR. PROKOP: Could I make a suggestion?

13 CHAIRMAN JAUQUET: Huh?

14 MR. PROKOP: Could I make a suggestion?

15 CHAIRMAN JAUQUET: Yeah.

16 MR. PROKOP: I'm sorry. When is -- when are  
17 you going to take down the tent? This season, when  
18 is the tent going to come down?

19 MR. HASS: I guess it would be about  
20 September, the end of September.

21 MR. PROKOP: Okay. So can I make a  
22 suggestion that it goes through October 31st?

23 CHAIRMAN JAUQUET: Okay. And the final  
24 condition is that the tent goes through -- the tent  
25 activity back there goes through October 31st.

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1 MR. HASS: Right. I think it says 180 days  
2 anyway.

3 CHAIRMAN JAUQUET: Okay. So we're going to  
4 make it October 31st, and the tent comes down  
5 October 31st.

6 MR. HASS: Okay.

7 CHAIRMAN JAUQUET: Do I have a second?

8 MR. BURNS: Second.

9 CHAIRMAN JAUQUET: All in favor?

10 MR. BURNS: Aye.

11 MR. DOWLING: Aye.

12 MR. MC MAHON: Aye.

13 CHAIRMAN JAUQUET: Aye.

14 MR. HASS: Thank you.

15 MR. DOWLING: Thanks.

16 CHAIRMAN JAUQUET: Number 6 is a motion to  
17 approve the new application for 300C Main Street,  
18 submitted by Nick DeCillis, the new tenant, who  
19 proposes to open and operate an Italian Specialty  
20 Store with tapas, and would like to obtain a wine  
21 and beer tavern license with the final signage  
22 proposed -- proposal referred to the Historic  
23 Preservation Committee -- Commission for approval.

24 I think we're ready to --

25 MR. DOWLING: Yeah.

1 CHAIRMAN JAUQUET: Does anybody want to

2 second this motion?

3 MR. DECILLIS: You asked me to bring a sign.

4 CHAIRMAN JAUQUET: Oh, wait.

5 MR. DECILLIS: Two of these hanging out by  
6 the front door on the patio.

7 CHAIRMAN JAUQUET: Okay. That's nice.

8 MR. DECILLIS: Same color, same size.

9 CHAIRMAN JAUQUET: You want to show the  
10 audience?

11 MR. DECILLIS: Yeah, sure.

12 (Applause)

13 CHAIRMAN JAUQUET: Thank you. That looks  
14 good. Okay. And so is there a --

15 MR. DOWLING: I second.

16 CHAIRMAN JAUQUET: All in favor?

17 MR. BURNS: Aye.

18 MR. DOWLING: Aye.

19 MR. MC MAHON: Aye.

20 CHAIRMAN JAUQUET: Aye.

21 MR. DECILLIS: And then on Monday, coming  
22 back to the Historic --

23 MR. DOWLING: Yes.

24 CHAIRMAN JAUQUET: Right.

25 MR. DECILLIS: Okay.

1           MR. BURNS: Are you sure you don't want to  
2 stay and discuss it?

3                                 (Laughter)

4           CHAIRMAN JAUQUET: No.

5           Number 7 is a motion to approve the new  
6 application for a site plan and change of use at  
7 120-122 Front Street Unit No. 5, where a new tenant  
8 proposes to construct an existing -- construct in  
9 an existing retail store a 49-seat cafe bar to be  
10 known as Moon Star Cafe Bar with the following  
11 conditions:

12                                 Approval of the Health Department on file.

13                                 Placement of at least two garbage containers  
14 in the outdoor space.

15                                 And approval for 25 interior seats and 24  
16 exterior seats.

17           MR. BURNS: I'll second that.

18           CHAIRMAN JAUQUET: All in favor?

19           MR. DOWLING: Aye.

20           MR. BURNS: Aye.

21           MR. PROKOP: Wait. There was supposed to be  
22 -- hold on. He was supposed to provide dimensions

23 of the umbrellas and the --

24 CHAIRMAN JAUQUET: That's a different one.

25 MR. PROKOP: Okay. I'm sorry. Oh, that's

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1 right. I apologize. Okay.

2 MR. BURNS: That was wrong.

3 MR. PROKOP: That he was supposed to -- he  
4 was supposed to submit a site plan with no rail.  
5 Wasn't that --

6 CHAIRMAN JAUQUET: No, that's a different  
7 one.

8 MR. PROKOP: That's a different one? Okay.  
9 I'm sorry.

10 CHAIRMAN JAUQUET: Did someone second that?

11 MR. BURNS: I did.

12 CHAIRMAN JAUQUET: All in favor?

13 MR. BURNS: Aye.

14 MR. DOWLING: Aye.

15 MR. MC MAHON: Aye.

16 CHAIRMAN JAUQUET: Aye.

17 Number 8 is a motion to approve a new  
18 application for a use evaluation by Susan DePaola

19 at 110 Front Street for a restaurant to be known as  
20 Vino N Vittles in the former Pagano's space,  
21 subject to proposed sign approvals by the Historic  
22 Preservation Commission, outdoor tables placement  
23 and smaller umbrellas. Okay. Now --

24 MR. DOWLING: They submitted that.

25 CHAIRMAN JAUQUET: That was submitted.

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1 MR. DOWLING: Yup. The railings removed,  
2 they've got that.

3 CHAIRMAN JAUQUET: Right. And there's a  
4 specific dimension for those umbrellas.

5 MR. DOWLING: Six feet. He said the old ones  
6 were nine. He actually had a little picture of the  
7 umbrella.

8 CHAIRMAN JAUQUET: Right, right. What did I  
9 say? So this is a motion to approve, as I said.  
10 Anybody just want to second that?

11 MR. DOWLING: I'll second that.

12 MR. BURNS: We need -- wait. We need the  
13 outdoor tables. You know, that was the only  
14 question.

15 MS. DEPAOLA: The outdoor tables are going to  
16 be no more than 24 inches.

17 MR. VILLANTI: No.

18 MS. DEPAOLA: No?

19 MR. VILLANTI: They're no greater than 48  
20 inches.

48. 21 MS. DEPAOLA: Yeah. Originally, we wanted

22 CHAIRMAN JAUQUET: Oh, okay.

23 MR. DOWLING: Yes. It says here they have 24  
24 inches on their tables. It says here three seats  
25 per table.

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1 CHAIRMAN JAUQUET: So that's okay? Okay.  
2 All right.

3 Anyway, this is a motion to approve the new  
4 application at 110 Front Street by Susan DiPaola  
5 for Vino N Vittles, and it's subject to proposed  
6 sign approvals by the Historic Preservation  
7 Commission. And the outdoor table size, placement  
8 and umbrella sizes are as requested in our -- on  
9 the site plan. So is there a -- does anybody want



10 to second the motion?

11 MR. DOWLING: I'll second.

12 CHAIRMAN JAUQUET: All in favor?

13 MR. BURNS: Aye.

14 MR. DOWLING: Aye.

15 MR. MC MAHON: Aye.

16 CHAIRMAN JAUQUET: Aye.

17 MS. DEPAOLA: Thank you.

18 MR. VILLANTI: Thank you.

19 MS. DEPAOLA: Thank you very much.

20 CHAIRMAN JAUQUET: That's a cute sign, your

21 joke on the sign.

22 MR. VILLANTI: Oh, yeah.

23 CHAIRMAN JAUQUET: But why are you calling it

24 VINO N VITTLES? You guys have -- you must have --

25 MR. VILLANTI: Well, it's going to be kind of

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1 lighter food.

2 CHAIRMAN JAUQUET: Right.

3 MR. VILLANTI: It's going to be like a

4 traditional restaurant. I kind of thought vittles

5 went with the vino. And that's something, you

6 know, we want to get out is the wine itself.

7 MR. BURNS: Do you have a question?

8 MR. PROKOP: No, not in this instance.

9 MR. BURNS: Okay.

10 MR. DOWLING: Okay. Thank you.

11 MR. VILLANTI: Thank you.

12 CHAIRMAN JAUQUET: Okay. Thanks a lot.

Okay.

13 MS. DEPAOLA: Thank you.

14 MR. VILLANTI: Good night.

15 MR. PROKOP: On Rhumblin, it was supposed to  
16 be no outdoor music, also, as one condition.

17 CHAIRMAN JAUQUET: That's on there.

18 MR. DOWLING: That's also just in the Village  
19 code, too.

20 CHAIRMAN JAUQUET: It was on there.

21 MR. PROKOP: Did we include it? Okay,  
thanks.

22 MR. DOWLING: Yeah.

23 MR. PROKOP: Thanks. Okay.

24 MR. VILLANTI: Excuse me. Is there any  
25 written approval, or it's just that --

1 CHAIRMAN JAUQUET: It's in the minutes.

2 MR. VILLANTI: Okay.

3 CHAIRMAN JAUQUET: It gets recorded that way,  
4 so all of this --

5 MR. VILLANTI: Well, we're not able to come  
6 out tomorrow. But I just wanted to -- that's fine.

7 CHAIRMAN JAUQUET: Everything you said and  
8 everything we said is in the public record.

9 MR. VILLANTI: Okay. Thank you.

10 CHAIRMAN JAUQUET: Yeah. Is there any way to  
11 get them to take the music away from the front?

12 MR. ABATELLI: Of the ones that are out  
13 there?

14 CHAIRMAN JAUQUET: Of the ones that are out  
15 there? Can we start that up at some point?

16 MR. PROKOP: Yeah.

17 CHAIRMAN JAUQUET: Because I just think it's  
18 -- I hate it. I don't know.

19 MR. ABATELLI: Move the outdoor speakers,  
20 especially the ones -- I think, particularly it's  
21 easy for us, without a big fight, the ones that  
22 project directly on to our public street.

23 CHAIRMAN JAUQUET: Yeah, from a bar to the --

24 MR. ABATELLI: There are some that might be  
25 in like a patio.

1 CHAIRMAN JAUQUET: Yeah.

2 MR. ABATELLI: You know, it still projects on  
3 to their property. But the ones along Front  
4 Street, like at Rhumblin and --

5 CHAIRMAN JAUQUET: The barbecue.

6 MR. ABATELLI: The ice cream guy.

7 CHAIRMAN JAUQUET: Yeah. And the ice cream  
8 has it, too?

9 MR. ABATELLI: The other ice cream up by the  
movie.

10 CHAIRMAN JAUQUET: Oh, that one, yeah.

11 MR. ABATELLI: And BBQ Bills has speakers  
12 right directly outside.

13 CHAIRMAN JAUQUET: Right.

14 MR. BURNS: Do you need --

15 CHAIRMAN JAUQUET: How do we -- oh, go ahead.

16 MR. BURNS: Do you need a motion from us to  
act?

17 MR. ABATELLI: No. It's just the --

18 MR. DOWLING: That's just enforcement.

19 MR. ABATELLI: -- theory of that was then and  
20 this is now.

21 CHAIRMAN JAUQUET: Okay.

22 MR. ABATELLI: But not allow anybody else to  
23 do it. Clearly, we'll go back. It takes away the  
24 "Well, he has it."

25 CHAIRMAN JAUQUET: Yeah.

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1 MR. ABATELLI: It's things running wild.

2 CHAIRMAN JAUQUET: Okay. So there's a motion  
3 to schedule the May 29, 2014 work session. Any  
4 seconds?

5 MR. DOWLING: Second.

6 CHAIRMAN JAUQUET: All in favor?

7 MR. BURNS: Aye.

8 MR. DOWLING: Aye.

9 MR. MC MAHON: Aye.

10 CHAIRMAN JAUQUET: Aye.

11 Motion to accept the minutes for the  
12 following: The April 24th 2014 work session. Any  
13 seconds?

14 MR. BURNS: Second.

15 CHAIRMAN JAUQUET: All in favor?

16 MR. BURNS: Aye.

17 MR. DOWLING: Aye.  
18 MR. MC MAHON: Aye.  
19 CHAIRMAN JAUQUET: Aye.  
20 Motion to adjourn.  
21 MR. BURNS: Second.  
22 MR. PROKOP: Motion.  
23 (Laughter)  
24 CHAIRMAN JAUQUET: Motion approved. Okay.  
25 (Whereupon, the meeting was adjourned at 6:22

p.m.)

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C E R T I F I C A T I O N

1

2

3 STATE OF NEW YORK )

4 ) SS:

5 COUNTY OF SUFFOLK )

6

7 I, LUCIA BRAATEN, a Court Reporter and Notary

8 Publicfor and within the State of New York, do

9 hereby certify:

10 THAT, the above and foregoing contains a true  
11 and correct transcription of the  
12 proceedings taken on May 1, 2014.

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

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

19

20

21

22

\_\_\_\_\_  
Lucia Braaten

23

24

25