VILLAGE OF GREENPORT
PLANNING BOARD
WORK SESSION
June 25, 2015
5:00 p.m.

Meeting held at the Old Schoolhouse
Front Street, Greenport, New York 11944

Appearances:
Devin McMahon - Chairman
Ben Burns - Member
Chris Dowling - Member
Pat Mundus - Member

Joseph Prokop, Village Attorney
Eileen Wingate, Village Building Inspector
Glynis Berry, Planning Board Consultant
(Whereupon, the meeting was called to order at 5:11 p.m.)

CHAIRMAN MC MAHON: Okay. We're going to begin the meeting. This is the June 25th Village of Greenport Planning Board work session.

Item No. 1 is motion to act on the review of SEQRA considerations for the application for Wayne Turret. This property is located at 746 Main Street. The proposed one-family house is a permitted use in the R-1 (One Family Residential) District. It is also located within the Historic District.

This, because it was in an Historic District, had a Type I SEQRA determination, which is a public hearing, and in accordance with that, we are doing a -- we issued a Notice of Coordinated Review for the other Boards that have jurisdiction over this. We haven't received responses from them yet, so we're going to have to table this item until the next Planning Board session. I believe that would give enough time --

MR. PROKOP: Yes.

CHAIRMAN MC MAHON: -- to the next work session of the Planning Board. That will give enough time to receive feedback from the other Boards.
So I'm going to make a motion to table that
until the next work session meeting. Do I have a
second?

MS. MUNDUS: Second.
CHAIRMAN MC MAHON: All in favor?
MR. BURNS: Aye.
MR. DOWLING: Aye.
MS. MUNDUS: Aye.
CHAIRMAN MC MAHON: Aye.

Motion carries.

Item No. 2 is a motion to accept the use
evaluation application as submitted by Linda
Kessler. Linda Kessler represents LKessie, Inc., has
leased the store front at 25 Front Street, and is
relocating her existing business across the street.
The property is located in the WC - Waterfront
Commercial District; SCTM #1001-5.-4-28.

I'm going to read off some of the notes that we
have from our Consultant, Glynis.

Recent use: The property was formerly used for
retail.

Proposed use: Retail of clothing and
accessories.

No physical changes are being made to the
space.
The applicant needs to submit a sign application for the proposed signage. An exception could be granted, as it is reinstating the decal used in its former location.

Retail is a conditional use in Zone Waterfront-Commercial.

The property formerly had an approval for use as a retail establishment. According to Chapter 150, Section 29D, "Any use for which a conditional use permit may be granted shall be deemed to be a conforming use in the district in which such use is located, provided that such permit shall be deemed to affect only the lot or portion thereof for which such permit shall have been granted."

Since no changes are proposed, the use is considered conforming, precluding a need for a hearing.

The applicant -- application mentions removing trash off premises. The applicant needs to describe where it will be stored on-site and the pickup schedule.

Also, what will the hours of operation be?

MS. MUNDUS: Linda Kessler is here.

CHAIRMAN MCMAHON: Yes. Could you please come to the podium and just address yourself, so we can
have it on the record, or identify yourself, excuse me.

MS. KESSLER: Linda Kessler, and I run Kessie on Front Street.

As far as garbage removal, I will be using the dumpster in the back that Robby Beaver has for Frisky Oyster. And he said I was welcome to use it, because it's bigger than his own usage, and so that is how I'm handling refuse. It's basically very little. It's probably like one little bag a day.

And what was the other question?

CHAIRMAN MC MAHON: Hours of operation. Just you can have --

MS. KESSLER: Basically, our hours of operation are from 10 to 6 out of season. In season, sometimes we're there until 8, 9, 10, depending on the demand of the day.

CHAIRMAN MC MAHON: Okay. What I would recommend, then, is you list the hours of operation for whenever you'd like to be able to be open.

MS. KESSLER: Okay.

CHAIRMAN MC MAHON: So if you don't want to stay open until 10, you don't have to stay open until 10, but you still have the option, rather than having your hours listed as 8 to 8, or whatever, and then staying open until 10 or 11. It just -- it gives you
the freedom to have, you know, some flexibility in
your hours.

CHAIRMAN MC MAHON: So what we'd need, then --

MR. DOWLING: Can I ask something?

CHAIRMAN MC MAHON: We need something from
Robby Beaver, then, for the -- signifying that you're
going to be using his trash.

MS. KESSLER: Okay.

CHAIRMAN MC MAHON: How can we -- what can
we -- a letter from him --

MR. PROKOP: A letter.

CHAIRMAN MC MAHON: -- would suffice?

MR. PROKOP: Yeah, a letter.

CHAIRMAN MC MAHON: Okay. So if you can get a
letter from Robby stating that he's allowing you to
store your trash in his garbage, and include that
with your application, and then just -- I guess we'll
note on your application the hours of operation.

MS. KESSLER: I'm sorry.

CHAIRMAN MC MAHON: So, if you can get that
letter to us by the next --

MS. KESSLER: I could probably get it while the
meeting is going on.

(Laughter)
MR. BURNS: Approve it conditionally.

CHAIRMAN MC MAHON: Would that be -- can we have a conditional --

MR. PROKOP: It's not on for approval tonight.

CHAIRMAN MC MAHON: It's not.

MR. PROKOP: I recommend that -- excuse me, I'm sorry. My recommendation is it's not on for approval tonight, it's only to accept the application, and she needs to submit paperwork.

CHAIRMAN MC MAHON: Okay. Oh, that's right, yes, this isn't --

MS. MUNDUS: This is a work session.

CHAIRMAN MC MAHON: This is the work session, that's right. Okay.

MR. DOWLING: You'll get it approved at the next meeting.

CHAIRMAN MC MAHON: So if you could have that by the next -- by next week in our regular session.

MS. KESSLER: Which is what?

CHAIRMAN MC MAHON: It's next Thursday.

MS. KESSLER: Next Thursday?

CHAIRMAN MC MAHON: Yup.

MR. DOWLING: If you could get it to Eileen tomorrow or as soon as you can, that way she can have it in the packet for us next week.
MS. WINGATE: Yeah, please.
MS. KESSLER: Yeah.
MS. WINGATE: Monday, Tuesday latest.
MS. KESSLER: Okay.
CHAIRMAN MC MAHON: Okay. Are there any other issues anyone from the Board has with this?
MR. DOWLING: I just have a question. You asked about -- do we have to have the hours set on the site application?
CHAIRMAN MC MAHON: We discussed this before. I don't know if there is a set rule for the Village as to whether or not we have hours of operation for every business.
MS. BERRY: I asked about it and they said they normally are more concerned if it's a restaurant or bar.
MR. DOWLING: Yeah.
CHAIRMAN MC MAHON: So just noise concerns.
MS. BERRY: So it's not an absolute requirement.
MR. DOWLING: Okay.
CHAIRMAN MC MAHON: Okay.
MR. PROKOP: What about the signage, is she going to need a sign?
CHAIRMAN MC MAHON: The sign, let's see.
MS. MUNDUS: Did you submit a sign application for this?

MS. KESSLER: Well, what I did submit is -- this is my logo, and it's 12 inches in its regular form, and it's just going to be a vinyl cut on my front door with "Kessie" written on top of -- you know, it will be something similar to this.

CHAIRMAN MC MAHON: Okay.

MS. MUNDUS: And it's going to be on your door?

MS. KESSLER: On my door. I don't need a sign-sign.

CHAIRMAN MC MAHON: Okay. So for -- remind me, on decals on windows, do they need a separate sign application for that, or is it only overhanging and stand-alone signs?

MS. WINGATE: All signs need a sign permit.

CHAIRMAN MC MAHON: So a separate sign permit for the -- for the decal. Okay.

MS. WINGATE: Once you've approved what it is, they should just come in and apply for it.

CHAIRMAN MC MAHON: Okay. So if you could give us -- submit a copy of what the sign is with the dimensions that you're going to have on there, we'll include that, and then there would be a separate sign application.
MS. WINGATE: I think you have that.
CHAIRMAN MC MAHON: Oh, do we have it?
MS. WINGATE: Yeah.
MR. DOWLING: It's on the site -- it's on the site plan, top left.
CHAIRMAN MC MAHON: Okay. If we could just sort of clearly indicate in the application what the dimensions are and where it's going to be.
MS. KESSLER: I thought I passed it. I thought I put it in there on the bottom.
CHAIRMAN MC MAHON: I might just not be seeing it here.
MS. MUNDUS: You have it written in your application for use evaluation, where -- in project description, she has it written down here, as before, 12 inches, name on door.
CHAIRMAN MC MAHON: Yes, it does. Okay. So with just those few items that you'd want to address. Does anyone else have any concerns or --
MR. PROKOP: In case there's a question, I just want to mention, I think she's operating now. I wanted to --
MS. KESSLER: Well, I -- I'm sorry, I didn't hear you, there was a phone.
MR. PROKOP: I think you're operating -- I
think that you're operating now, right?

    MS. KESSLER: Well, not officially. I was
waiting to do this. But my store has been open,
because I'm receiving packages for the East End
Seaport Museum for Tall Ships. I'm also receiving
Tall Ships items, and we're having meetings there.
So, yes, the door is open, but -- and we're still
setting up, we're still not finished there.

    MR. PROKOP: Okay. Well, anyway, I just want
to say, in case the Board -- we have told other
people not to open, or to close if they were open.
In this case, it's my understanding a violation was
issued already.

    MS. KESSLER: Yeah, I have it, I got it
yesterday.

    CHAIRMAN MC MAHON: Okay.

    MR. PROKOP: Just in case you had that
question, in case anybody had a question.

    CHAIRMAN MC MAHON: Okay.

    MR. PROKOP: I don't think any further
action --

    CHAIRMAN MC MAHON: Okay.

    MR. PROKOP: -- is necessary.

    CHAIRMAN MC MAHON: All right.

    MR. PROKOP: Since it's now -- since it's now a
matter before the -- since the violation was issued,
I don't know if any other action was --

CHAIRMAN MC MAHON: Any other action
is necessary from us.

MR. PROKOP: Based on her testimony.

CHAIRMAN MC MAHON: Okay.

MS. MUNDUS: Just for the record, I would like
for everyone to know that Linda Kessler is Greenport
Village's uber volunteer. And for anyone to suggest
that her door is open for any other illegal purposes
is crazy. Tall Ships, Maritime Festival, she is
making it all happen. Thank you.

AUDIENCE MEMBER: Bravo.

CHAIRMAN MC MAHON: Okay. I am going to make a
motion that we accept the application. Do I have a
second on that?

MR. DOWLING: Second.

MS. MUNDUS: Second.

CHAIRMAN MC MAHON: Motion carries.

Item No. 3, motion to accept the use evaluation
application from Malgorzata Rojek. Is that close?

MS. MARLAND: Yes.

CHAIRMAN MC MAHON: Sorry about that. She
represents Gosia Rojek Interiors, LLC, and has leased
the store front at 10 Front Street. The property is
located in the CR - Commercial Retail District; 
SCTM# 1001-4-10-24.

CHAIRMAN MC MAHON: I have comments here I'm 
going to read from Glynis, our Consultant. 
Recent use: The property was formerly used for 
retail (clothing, gifts) 
Proposed use: Retail store for home goods and 
gifts. 
No physical changes are being made to the 
space. 
An application for a sign permit was not 
formally submitted, although pictures were provided. 
While the size of the sign appears to be compliant if 
attached directly to a wall, it is not if it is 
considered an overhead sign. Dimensions need to be 
provided for that. 
The proposed mounting of the sign is 
problematic, as it floats above the entrance. Safety 
of the sign mounting and its categorization are 
issues. The sign regulations in 150-9 C (1)(a) 
reference signs attached to walls. Technically, this 
proposal is an overhead sign, although the 
regulations for overhead signs reference being placed 
over sidewalks, while this is over the entrance. Of 
concern is the adequacy of the attachment, especially
for wind loads. Details of the attachment, preferably by a design professional, should be provided or Village guidance developed.

Chapter 150, Section 15, Sign Regulations L - Regulations regarding overhead signs.

1. Overhead signs over sidewalks shall be permitted, and only where the sidewalks are present.
2. For all businesses where there is only one business in the building, each business shall be permitted one overhead sign.
3. Overhead signs shall be limited to an area of two square feet or less on each side, and may be two sides (front and back) only.
4. A license shall be required for each overhead sign, and the license will be issued upon the business owner providing proof of Planning Board approval, providing proof of required insurance coverage for the sign, and payment of the required fee in full.
5. The business owner shall obtain and provide the Village with a certificate of liability insurance in the amount of not less than $500,000 naming the Village of Greenport as additional insured. In the event that the insurance coverage or policy expires or is terminated during the term of a
license, the license will be automatically terminated.

The recommendation from Glynis is to accept the use application, but not a sign application, deeming it incomplete.

Also of note: The applicant already installed the sign.

Also, What will be the hours of operation be? And How will trash be handled on the premises? If you'd like to speak to any of this. Yeah, please.

MS. MARLAND: First of all, I want to say that I'm not Gosia Rojek. I'm her friend and business colleague, Deborah Marland, okay, just on the record.

MS. BERRY: What's your name?

MS. MARLAND: It's Deborah Marland. Debra Marland. Can you hear me okay?

MS. WINGATE: Better.

MS. MARLAND: Okay. The sign that we're using, to address that issue that you spent so much time on, was the one that was already previously there. We just applied a new picture of our name to it, so it isn't any different. It's within the property line, because the door to the entrance is inset. The windows come out further, so it doesn't actually go
out on the sidewalk at all. And, as I said, it was
the previous sign. That was Goldy & Mac before, so I
would imagine that the records are there for that
sign previously.

Was there another question in there? I'm
sorry, I don't remember.

CHAIRMAN MC MAHON: There was just to the sign.
There was also the hours, indicating hours of
operation. And how would trash be handled on site?

MS. MARLAND: Our hours of operation, 10 a.m.
to 10 p.m., seven days a week. And the trash we just
take home.

MS. BERRY: I couldn't hear.

CHAIRMAN MC MAHON: I'm sorry, what's that?

MS. BERRY: I couldn't hear.

MS. MARLAND: Oh. Should I just try it without
this? The hours of operation, 10 a.m. to 10 p.m.,
seven days a week. The trash, we have very little of
it, so we just take it home. We have -- we have
trash pickup at home, both of our homes. And I also
have permit to go to the dump, if I ever had anything
really large that I had to dispose of.

Is there another question?

MS. MUNDUS: I'd like to ask the Village
Attorney a question. Joe, in this case, with the
sign hanging over the inset of her entry foyer, where does the Village sidewalk end and where does the landlord's property begin?

MR. DOWLING: Property line.

MS. MUNDUS: The property line?

MR. PROKOP: It's -- you know, it's different, it's different in every case, so we -- you really have to see a survey. In general, I would think that the building line -- it would be safe to say that the building line at least is the landlord space and not the Village space, unless -- Eileen probably has a better working knowledge.

MS. WINGATE: I think this particular building is about seven or eight inches inside the property line.

MR. PROKOP: Inside the property line? Okay, so that's the answer, I guess.

MS. MUNDUS: Okay. So then, in that case, she would not need the Certificate of Liability, or any of those things.

MR. DOWLING: Because the sign is not even near the sidewalk.

MS. BERRY: Yeah. But the sign is not attached to the building the way the code implies. That's the issue.
MS. MUNDUS: Could you explain? Could you explain how it is attached.

MR. DOWLING: That's where an overhead sign is -- that's an overhead sign over the sidewalk, and it's not over the sidewalk.

MS. BERRY: I know, but it's also not attached to the building the way the other portion of the code talks. If it were on the wall, fastened to the wall, then you don't have any wind load on it, you know, you've got the wall behind it.

MS. MARLAND: Well, it is tucked in, so I don't know that the wind could get to it.

MS. BERRY: Believe me, you're going to get wind load on it. It has nothing behind it and it could come off its mounting. And it's over where people walk, and it could -- you know, it's not -- that's why I raised it, because it's not one and it's not the other. But there is a liability issue here, because I don't think it's as safe as --

MS. MUNDUS: Right, but that is the tenant's liability and the owner of the building. If someone -- it falls down, it's going to be their risk, not ours.

MR. DOWLING: If wind blows, that sign will blow inside, right?
MS. BERRY: If we approve it, then we're also --
MS. MUNDUS: I see where you're going.
MS. BERRY: We also have liability.
MS. MUNDUS: Okay. How -- could you explain how it is fastened, what it's made out of and how it's fastened?
MS. MARLAND: It's a piece of wood and -- even though I'm looking at the picture of the employee attaching it, I couldn't explain to you how it's fastened, I don't remember. It's a -- it's a series of interlocking hooks, and exactly which kind of hooks, which, you know, gauge of metal, I wouldn't know that now. But it is the one exactly what was there before. There is no record of that previously --
MS. BERRY: No, it doesn't matter.
MS. MARLAND: -- going way back?
MS. BERRY: It doesn't matter.
MS. MARLAND: Because we didn't change it, except for the picture in front of it, okay? So what is it that you are asking us to do? Because I don't really understand what changes, if any, need to be made to the sign.
MS. BERRY: The problem is it doesn't fit
either category clearly, so --

CHAIRMAN MC MAHON: I think we need to make a
determination as to what code -- what rules and
regulations we need to be applying to this particular
sign. If it's on their property, then it doesn't
necessarily have the same regulation as overhanging
-- overhead street sign. But if it's not attached in
another manner --

MS. BERRY: Then the liability is still there.

MR. PROKOP: So this is on -- this is on for
accepting the application.

CHAIRMAN MC MAHON: Yeah.

MR. PROKOP: So one of the things you might
consider doing is accepting the application, and then
I'll try to get some kind of -- from a legal
standpoint, try to get some kind of recommendation to
you.

CHAIRMAN MC MAHON: Okay.

MR. PROKOP: Or interpretation, and I'll work
with Glynis and Eileen on that.

MS. WINGATE: The sign --

MR. PROKOP: But -- excuse me -- the one thing
I would say is that, you know, once -- this is the
first one, you know, this is going to be a
significant thing, you know, if we take one of these,
so we -- but let me look at it, please.

CHAIRMAN MC MAHON: Okay.

MR. PROKOP: I'm sorry.

MS. WINGATE: The sign still doesn't have a permit, so part of the permit application is how it's affixed to the building. So it could all follow a positive route.

CHAIRMAN MC MAHON: So you're suggesting --

MS. MUNDUS: So she just needs to apply for a sign permit.

MS. WINGATE: She needs to apply for -- to have the sign that's already there, and we'll make sure that in that procedure it will meet a code. I don't know what code yet.

MS. MARLAND: So we don't know what to do with the sign either.

MS. WINGATE: Take it down.

MS. MARLAND: Okay. So, for the moment, you would like us to remove the sign. We can place it inside our window so people know what -- which store it is, right?

MS. WINGATE: Yeah.

MS. MARLAND: So it's seen from the outside, but it's not hanging on the outside.

MS. WINGATE: No. You need a sign permit. You
need to apply for a sign.

MS. MARLAND: Inside of your -- inside of the store you need a sign permit?

MS. WINGATE: Yes.

MS. MARLAND: To just put your name in the window?

MS. MUNDUS: That's what we just said for Mrs. Kessler.

MS. MARLAND: Oh.

MS. MUNDUS: That even her decal on the door needs a sign permit.

MS. MARLAND: Okay. Yeah, this wouldn't be a permanent thing, it would temporarily --

MR. DOWLING: If you go to the Building Department tomorrow with the application for a sign permit, you know, that's not going to take long either, so -- it shouldn't, right?

MS. WINGATE: Shouldn't take very long at all.

MS. MARLAND: Okay. But do we know that --

MR. BURNS: How do we determine the safety of the sign?

MR. DOWLING: Eileen will sort that out for you.

MR. BURNS: Do we get an engineer?

MR. DOWLING: You'll get a building permit --
MR. BURNS: How do we determine the safety of the sign? Do we get an engineer?

MS. WINGATE: I don't know that we need an engineer. I just think we need to see what it is and evaluate it. I'm sure there's -- I could find some code to compare it to, and if I can't, then we'll call in a design professional.

CHAIRMAN MC MAHON: Okay. I would like to -- Joe's input on how we classify this. I am going to suggest that we accept the application, noting that the sign is noncompliant right now, or perhaps is. Well, definitely is, because there was no sign permit. So you need to apply for a separate sign permit. But I'm going to -- I'm going to make a motion that we accept the application. Can I have a second for that?

MS. MUNDUS: Second

MR. DOWLING: Second.

CHAIRMAN MC MAHON: Second? All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MS. MUNDUS: Aye.

CHAIRMAN MC MAHON: Aye. Okay. Yes?

MS. BERRY: Do we also want to have her identify where the store -- she's going to store the
trash until she takes it out?

MS. MUNDUS: No. She's going to take it home.

She's going to have a trash back. It's portable all
over, wherever she feels like keeping it.

MS. BERRY: Okay.

MS. MUNDUS: I think that's --

MR. PROKOP: Why did you think the sign was
incomplete? Why did you think the sign -- what else
does she have to do to complete a sign application?

MS. BERRY: She's supposed to identify the size
and how it's being hung.

CHAIRMAN MC MAHON: There are no dimensions
provided. There's a picture of it.

MR. PROKOP: So she has to provide the
dimensions.

CHAIRMAN MC MAHON: Dimensions, yeah.

MR. PROKOP: You know, otherwise -- so I would
tell her that --

MS. BERRY: And the mounting.

MR. PROKOP: Because it's a sign, she has to
tell us by tomorrow the size and the mounting, file
it with the Village.

MS. MARLAND: When you say mounting, what do
you mean by mounting? Do you mean the way it's
hanging?
MR. PROKOP: How it's attached to the building.

MS. MARLAND: How it's attached to the building. And how would you like it attached to the building? We could save a lot of time there.

MS. MUNDUS: That's up to the Building --

CHAIRMAN MC MAHON: Yeah, that's --

MS. MARLAND: It's not up to us?

MS. MUNDUS: The sign permit --

CHAIRMAN MC MAHON: That's code, it's not our -- it's not our preference as to how, it's just whatever is conforming with the code.

MS. MARLAND: Oh, okay. Is there a copy of this code or something I could have?

MR. PROKOP: So we have a recommendation from the Planner not to -- to deem it incomplete. I don't know how you want to handle that.

CHAIRMAN MC MAHON: My understanding from Glynis was that the sign application is incomplete, but we can accept the application --

MS. BERRY: (Nodded yes).

MR. PROKOP: Okay.

CHAIRMAN MC MAHON: -- for the use; is that correct, my --

MS. BERRY: Yes. So not accepting the sign, but --
CHAIRMAN MC MAHON: Not the sign, but accepting the application. The sign is a separate permit. Okay.

MR. PROKOP: So the motion would be to accept the application and to deem the sign application as incomplete.

CHAIRMAN MC MAHON: Yes, I believe that was --

MR. PROKOP: Okay.

CHAIRMAN MC MAHON: That was what we indicated, that was the motion. So I think that’s what we already approved, right

MR. PROKOP: All right.

CHAIRMAN MC MAHON: Yeah. That was -- and that was -- it was noted in there that the sign was not compliant.

MR. PROKOP: Thanks.

CHAIRMAN MC MAHON: Okay. So are you clear on what --

MS. MARLAND: I'm to go to the Planning Board tomorrow and get a --

MR. DOWLING: Building Department.

MS. MARLAND: An application for the sign permit.

CHAIRMAN MC MAHON: For the sign, yup.

MS. MARLAND: And fill out the dimensions and
describe how it's attached. And in the meantime, I
should just take it down.

CHAIRMAN MC MAHON: Yes

MS. MARLAND: And put it in the back room. Is
that --

CHAIRMAN MC MAHON: Okay.

MS. MARLAND: Do I have it?

MR. DOWLING: Yes.

CHAIRMAN MC MAHON: Okay. And then Joe's going
to give us his recommendation as to whether or not
this qualifies as --

MR. PROKOP: Yeah, I'll speak with Glynis --

CHAIRMAN MC MAHON: Okay.

MR. PROKOP: -- and Eileen.

CHAIRMAN MC MAHON: Okay.

MR. PROKOP: Thanks.

CHAIRMAN MC MAHON: Thank you.

MS. MARLAND: Thank you.

CHAIRMAN MC MAHON: Thank you. All right.

Item No. 4 was a motion to accept the request
from Beth Pike, owner of Deepwater Bar and Grille,
for permission to place two small tables outside.
The property is located at 47 Front Street, and is in
the WC Waterfront Commercial District; SCTM# 1001-
5.-4-19.
Glynis, did you write notes on that one, or is it just --

MS. BERRY: No.

CHAIRMAN MC MAHON: No? Okay.

MS. BERRY: I didn't receive it, it's tabled.

CHAIRMAN MC MAHON: Yeah.

MS. MUNDUS: This came so late. We don't have any paperwork on it. We don't have any anything on it. Maybe we should save this for the next time.

CHAIRMAN MC MAHON: Yeah, that was -- I was going to recommend a motion to table discussion until we have a completed application with a drawing showing where the tables are going to be, and how that would affect occupancy also.

MS. PIKE: Okay.

CHAIRMAN MC MAHON: If you're going to -- would you mind coming up to the podium?

MS. PIKE: Yup, definitely. Hi.

CHAIRMAN MC MAHON: Hello.

MS. PIKE: I had sent a letter in regarding my application to come in. And, obviously, I did send something, but it was late. And the letter stated I had wanted to talk about three items. One was the tables, two was the dumpster, three was music. Since then, I've found out that music, Eileen told me, is
not in front of you. I was unaware of that.

The table issue, I was told that the plan I
sent in is not appropriate and/or too late. However,
does that mean I need to hire an architect or an
engineer for this?

CHAIRMAN MC MAHON: No, I believe just a
to-scale drawing showing the dimensions in the front.
I mean, you'd have to have an appropriate drawing.
It doesn't need to be prepared by an engineer, but it
does need to be to scale.

MR. DOWLING: Submitted to us earlier,
possibly.

MS. PIKE: Right, I just added two tables,
whatever. So I understand I'm too late for that. I
will -- I will adjust that for the next one. The
music as well I understand is not here. However, the
third item was the dumpster issue.

MS. WINGATE: That's a Village issue.

MR. PROKOP: What is the issue? If you don't
mind.

CHAIRMAN MC MAHON: I'm curious, what is it?

MS. PIKE: The issue with the dumpster that I
put in in the same letter was regarding the dumpster.
That is on my property, located in the back of the
building, which, as I was told, has to fit inside a
certain area. And that dumpster is so small and ineffective, that when I took over the property, I spoke with Mattituck Sanitation and he told me that for years he's been using a different system, that they never used that particular system there. And when I spoke with Eileen, she stated that it had to go in there. She made a visit, and I did immediately call them and they did put the second one back tucked under. It's small, and when we spoke, she said that there were other ones on Village property that were either grandfathered in, special-permitted in, or some type of other item behind on the Marina area.

My question was how would I go about getting that special exception or permit for this? Because there is no way that that small dumpster can contain the garbage, especially with what's happening in the next week. I cannot have trash all over the street, which is what is going to happen. I don't know how to -- you can't stuff it in this teeny, tiny dumpster.

CHAIRMAN MC MAHON: I've got to say, I'm --

MS. WINGATE: The site -- pretty much the site plan -- I don't recall the dumpster being any other place but where it is now. There were four dumpsters, one of which was our -- actually,
one-and-a-half were ours. There was a shared
dumpster with Ralph's. There was a stray dumpster,
which we had removed. And, fundamentally, at this --
at this point in time, the Village has decided that
they don't want to provide dumpster space for anybody
but our Marina, so all those dumpsters are being
removed. And so you're not alone, everybody else --

    MS. PIKE: Do we have some kind of fix-it for
July 4th weekend? Is there a fix-it for this issue?

    MS. WINGATE: It's a really good point, Beth.

    MS. PIKE: Because it's a -- it's an area
issue.

    MS. WINGATE: Linda.

    MS. PIKE: It is not just me. And I'm trying
to trouble-shoot because I see this as being a big
problem.

    CHAIRMAN MC MAHON: Yeah. I don't know that
it's under the purview of the Planning Board to -- I
don't know how the Village wants to handle trash on
the --

    MS. PIKE: I don't know who to go to.

    CHAIRMAN MC MAHON: Yeah.

    MS. PIKE: This is my problem. I'm not that
smart legally and I don't know who to go to. So the
only person I've reached out to is Eileen, and she
did tell me, and correct me when I'm wrong, about the
music. The tables I am wrong. But this dumpster
affects the whole Village next week, it's not just
me.

CHAIRMAN MC MAHON: The only thing I could
think would be the Board of Trustees, and I don't
know who else.

MS. WINGATE: And their meeting is tonight at
7 o'clock in this room.

CHAIRMAN MC MAHON: In this building, in this
room.

MS. PIKE: I will be back at -- do I have to
wait 30 days for that, or can I just show up?

MS. MUNDUS: Well, they should definitely get
your message about July 4th weekend and Tall Ships,
because --

MS. PIKE: I don't know how anyone's doing it.

CHAIRMAN MC MAHON: Yeah. I can't speak to how
they handle agendas and items that come up the day
of, but we're not -- we don't have the -- I mean,
there's nothing that we could really do in the
meantime to make accommodation on a Village property
or anything like that.

MS. MUNDUS: What is Ralph's solution if the
dumpsters are disappearing? Where is Ralph going to
put his trash?

MS. WINGATE: I don't know, but he was a huge problem in the past, which is why he lost his privilege.

MS. MUNDUS: Right.

MS. PIKE: It's on the other side as well. There's issues on the other side of the street behind that area as well, and I've been all over. So my concern is for the Village, number one. Number two, tell me what I need to do and I will do it.

MR. PROKOP: Well, right now, you need to comply with the site plan. And if you'd like to make any changes, then to make an application.

MS. PIKE: And who do I apply to?

MR. PROKOP: Changes to the site plan go to the Planning Board.

MS. PIKE: That's you guys?

MR. PROKOP: Yes.

MR. DOWLING: Based on the fact that your property can't -- you can't fit a larger container on your property, is that what it is?

MS. PIKE: I cannot.

MR. DOWLING: Okay.

MS. PIKE: And it's just -- believe me, I have everything cleaned out. I've called the gas company
to move the tanks. They said they can bury them. Obviously, they can't bury them, because, first of all, I'm only leasing. Second of all, I don't own the property.

CHAIRMAN MC MAHON: Okay. I think that --

MS. PIKE: I don't know what else to do.

CHAIRMAN MC MAHON: In order to put a larger dumpster back there, you would have to come to the Planning Board with a revised site plan. But in order to have access or be able to use Village property for a dumpster or something, you would need approval from the Board of Trustees. So, I know, it seems a little convoluted, but it would sort of require both. It would require some action from the Board of Trustees to allow Village space, or I don't -- I'm getting the impression they're moving away from that. But, at this time, I don't know that we have a solution for you this evening.

MS. PIKE: I don't know either. I will have to hire someone to help with this, because I can't seem to navigate well.

CHAIRMAN MC MAHON: Okay.

MS. PIKE: So thank you very much.

CHAIRMAN MC MAHON: Thank you.

MS. MUNDUS: Thank you.
CHAIRMAN MC MAHON: So I'm going make a motion that we table this item until we have a completed application for the tables or any other changes. Do I have a second?

MS. MUNDUS: Second.

CHAIRMAN MC MAHON: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MS. MUNDUS: Aye.

CHAIRMAN MC MAHON: Aye.

Okay. Motion carries.

Item No. 5, motion to accept the use evaluation application from Susan De Paola. Susan De Paola represents North Fork Brew and has leased 45 Front Street (formerly Tony's Asian Fusion), and proposes to use the existing restaurant as it was approved by the Planning Board on 3/7/2013 as a 38-seat restaurant. The restaurant is located on the Waterfront -- in the Waterfront Commercial District; SCTM #1001-5-.4-20.

I'm going to read our comments from Glynis.

Recent use: The property was formerly -- excuse me.

SEQR Recommendation: Type II.

Recent use: The property was formerly used as
a restaurant.

Proposed use: Restaurant/Bar.

No physical changes are being made to the space. The only proposed change is the name.

The applicant needs to submit a sign application for the proposed awning.

A restaurant is a conditional use in Zone Water Commercial.

The property formerly had an approval use as a restaurant. According to 150-29 D,

*Any use for which a conditional use permit may be granted shall be deemed to be a conforming use in the district in which such use is located, provided that such permit shall be deemed to affect only the lot or portion thereof for which such permit shall have been granted.*

Since no changes are proposed, the use is considered conforming, precluding a need for a hearing.

The original C of 0 was for 38 seats, not 40, as indicated on the plan. Although actually counts to 38, it does say 40. The plan should be amended to 38 seats, otherwise a hearing would be required.

Also, please indicate the hours of operation?

Is there a representative here?
MS. DE PAOLA: Hi.

CHAIRMAN MC MAHON: Hello. I'm Susan DePaola.

CHAIRMAN MC MAHON: Could you use the mic, please?

MS. DE PAOLA: Yes, sure.

CHAIRMAN MC MAHON: Thank you.

MS. DE PAOLA: Okay. I understand it's only 38. I don't know how we got 40 on there.

CHAIRMAN MC MAHON: Okay.

MS. DE PAOLA: No changes. It will still be a restaurant/bar. We're just changing the name on the already existing awning. Hours of operation, 11:30 to 11:30, around there.

MS. MUNDUS: I have a question.

MS. DE PAOLA: Yes.

MS. MUNDUS: Where do you put your garbage? You're right next door.

MS. DE PAOLA: I will be right next door. I understand I can get a dumpster from Mattituck Garbage.

MS. MUNDUS: Okay. So you don't have a space problem on your property for trash?

MS. DE PAOLA: I don't think so, no.

MR. DOWLING: How did we get to 40 seats? I only have 38 on the site plan.
CHAIRMAN MC MAHON: It's 38. It just says, if you look, it says 40.

MR. DOWLING: Oh, it says 40 right on there.

CHAIRMAN MC MAHON: It says 40, though it counts to 38. Just need to make sure that that is changed to 38.

MS. MUNDUS: That's on the site plan?

CHAIRMAN MC MAHON: Yeah. I don't see the dumpster indicated on the site plan. Oh, no. Yes, it is, actually.

MS. MUNDUS: It's a typo in the site plan, is all it is.

CHAIRMAN MC MAHON: Yeah. It looks like the dumpster is, I believe, on the building within the -- if I'm reading this correctly. It's just to the back of the covered patio?

MS. DE PAOLA: Yes.

MR. PROKOP: Is there seating on the patio?

CHAIRMAN MC MAHON: There isn't any indicated.

MR. PROKOP: So you're not going to have seating on the patio?

MS. DE PAOLA: I'm sorry?

MR. PROKOP: Are you going to have any seating on the patio?

MS. DE PAOLA: No.
MR. PROKOP: Okay.

MS. DE PAOLA: There's no real patio.

CHAIRMAN MC MAHON: So is that just a -- does that have a designated purpose back there. Is it a --

MS. DE PAOLA: There's a walk-in refrigerator back there.

CHAIRMAN MC MAHON: Okay. Other than the number of seats, we had continued use, so we don't have an issue with that, right? We don't need a hearing, because it's continued -- it's conforming. Does anyone else have any concerns about this application?

MR. DOWLING: It's pretty straightforward.

MS. MUNDUS: Is there anything planned for the sidewalk at all?

MS. DE PAOLA: Not at this time, no.

MS. MUNDUS: Okay.

CHAIRMAN MC MAHON: And you don't plan on having any music going out into the street? Okay.

MS. DE PAOLA: No, I don't think so.

MR. DOWLING: It looks like -- it looks like there's a property line right in the face of the building, right? It's showing on here as far as it extends. I believe they used to have -- someone put

Flynn Stenography & Transcription Service
(631) 727-1107
some tables out there a couple of years ago, right?

MS. MUNDUS: Yeah, that's why I asked. When it was Tony's Asian Fusion, there were was tables out there, stools that I don't think were legal.

MR. DOWLING: Yeah.

MS. DE PAOLA: I don't have a place for that.

CHAIRMAN MC MAHON: Okay. All right. If there are no other concerns, I suggest we accept the application.

MR. DOWLING: Yeah.

CHAIRMAN MC MAHON: Okay. I make a motion we accept the use evaluation application. Do I have a second?

MR. PROKOP: There's something --

CHAIRMAN MC MAHON: What's that?

MR. PROKOP: Excuse me.

MS. MUNDUS: She needs a sign permit for the name on the awning.

CHAIRMAN MC MAHON: Yes.

MR. PROKOP: And that's deemed to be incomplete.

MS. BERRY: Well, she hasn't made it, so it's just if you're going --

CHAIRMAN MC MAHON: Yeah. So when you -- before you put your new awning up, go see Eileen to

Flynn Stenography & Transcription Service
(631) 727-1107
with -- to get a sign permit application.

MS. DE PAOLA: Okay. Even if we're just changing the name?

MR. DOWLING: Yes.

CHAIRMAN MC MAHON: Yes.

MS. DE PAOLA: The same awning is going to be used.

MR. PROKOP: Yes.

MS. DE PAOLA: Okay.

CHAIRMAN MC MAHON: Yup. You get a permit for the sign, and it should be good to go. All right. So are there other issues, concerns? No?

(No Response)

Okay. So I make a motion that we accept the application. Do I have a second.

MS. MUNDUS: Second.

CHAIRMAN MC MAHON: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MS. MUNDUS: Aye.

CHAIRMAN MC MAHON: Aye.

Motion carries.

MS. DE PAOLA: Thank you.

CHAIRMAN MC MAHON: Thank you.

CHAIRMAN MC MAHON: Okay. Item No. 6,
Pre-submission conference for Eric Urban. Attorney, Patricia Moore, represents owner Eric Urban, and is before the Board to discuss a proposed subdivision of an existing 13,500 square foot lot, creating two non-conforming lots, increasing the nonconformity of the existing house substantially. The property is located at 440 First Street, and is in the R-2, One and Two Family District, as well as in the Historic District; SCTM #1001-4.7-1.

Again, I'm going to start with our notes from our Consultant.

SEQRA recommendation: Type I, as it has implications on existing historic house in National Historic District.

Site History: Lots 98 and 99 on map of Greenport, filed 8/10/1838, according to the survey. Configuration of the house on one larger lot was existing at the time of the establishment of the Zoning Code.

Current condition: Property currently has a large two-story frame house and two-story frame carriage house on-site. Condition appears poor.

Issue is nonconformance.

The proposed list is subdivide the existing lot into two lots the existing lot is 100 feet by 136.25
The total parcel size is 13,627 square feet. As per Chapter 150 of the Zoning Code of the Village of Greenport, Article 5, District Bulk and Parking Regulations. Schedule of regulations, Chapter 150-12.

The existing lot size complies with current code, but the subdivision would not comply with the following:

Minimum lot area required for either a one-family or two-family dwelling is 7500 square feet. If divided, the lot sizes would be 6,813 square feet, introducing nonconformance where there was none.

The minimal lot width is 60 feet. If divided, the widths would be 50 feet, introducing nonconformance.

One side yard needs to be a minimum of 10 feet. If the lot were to be subdivided, the side yard of the dividing lot line would be nonconforming.

Corner lot has further requirement of maintaining two front yard setbacks, impacting spacial limitations for this lot.

Article VIII, Nonconforming Uses and Nonconforming Buildings, Chapter 150-Section 20, Subsection A(5), shall not be re-established if such
use has -- shall not be re-established if such use
had been changed or replaced by a conforming use.
There is no right to re-establish nonconforming lots.

Impact on historic character. This subdivision
cannot occur without requiring significant
destruction of the historic house, which straddles
the proposed new parcel boundary.

Financial hardship: Rejection of this proposal
does not impose a financial hardship on the owner, as
the property may be used as a two-family residence.
If subdivided, the lot sizes would not support two
family dwellings.

Is Ms. Moore here?

MS. WINGATE: No.

MR. PROKOP: If she's not here, since this is a
conference, I would recommend that you table this
until the next work session.

CHAIRMAN MC MAHON: Okay. I make a motion that
we table this until the work session at -- anyone
know the date offhand when the next will be.

MS. MUNDUS: Second.

CHAIRMAN MC MAHON: No, the work session.

MS. WINGATE: 23rd.

CHAIRMAN MC MAHON: 23rd of July? I'd like to
make a motion we table this item until the 23rd of
MR. BURNS: It's the last Thursday.
CHAIRMAN MC MAHON: Oh, that would make sense, it would be the 30th.
MR. PROKOP: It's the 30th of July.
MR. BURNS: Last, last.
CHAIRMAN MC MAHON: Last Thursday.
MS. WINGATE: Yeah. Sorry.
CHAIRMAN MC MAHON: So 30th, okay. I would like to make a -- I would like to make a motion that we table this item until July 30th, the Planning Board work session at 5 p.m. Do I have a second?
MR. BURNS: Second.
MR. DOWLING: Second.
CHAIRMAN MC MAHON: All in favor?
MR. BURNS: Aye.
MR. DOWLING: Aye.
MS. MUNDUS: Aye.
CHAIRMAN MC MAHON: Aye.
MR. PROKOP: Could we just note in the minutes that there was no appearance by the applicant or the applicant's representative?
CHAIRMAN MC MAHON: Okay.
All right. Item No 7, which I believe has been changed, originally, it was motion to accept the use...
evaluation application as submitted by John Olinkiewicz, owner of Wooden House Construction Company. John Olinkiewicz represents Lisa and Terry Harwood, owners of Blue Canoe Restaurant at 104 Third Street. The property is located in the Waterfront Commercial District; SCTM #1001-5.-4-3.

I believe it's been changed to a pre-submission conference; is that correct? Yes. That's my understanding anyway. There -- give me just one moment. I'll read our comments from our Consultant, Glynis.

Action: Pre-submission conference with intent to request site plan approval for an addition to provide two seasonal handicapped accessible toilets.

SEQR Recommendation: Type II

Clarification and/or information needed:
1. Site elevations.
2. Stamped drawing.

Issues: The inside toilets are not handicapped accessible. The applicant will reconsider potential configurations to accommodate this.

The design needs to ensure that access is accessible, handicapped accessible, I believe.

Depth of aisle behind the privacy screen does not appear compliant, 42" needed, See ICC/ANSI
A117.1, Figure 404.2.3.1, and turning radii, see Figure 304.3.

Of issue is the placement of the outside toilets, as it will increase the lot coverage, which already is not compliant, 59%, as opposed to 40%, Article V, 150-12, Section B.

If coverage is increased, an application to the Zoning Board of Appeals is necessary, and the retention of stormwater run-off on the site is needed.

The applicant needs to get a letter of non-jurisdiction from NYSDEC due to the proximity to the wetlands there.

The applicant should submit to the Trustees, due to its adjacency to a drainage pit and the waterfront park.

Do you have any comments? Identify yourself for the record.

MR. OLINKIEWICZ: I'm John Olinkiewicz, Wooden House Company. I'm based on Shelter Island, and we work on both North and South Fork and also on Shelter Island.

We are looking to -- what brought this about was to bring the seasonal bathrooms to the restaurant, because there was a high volume of
traffic from not only the restaurant, but also from the Village itself during the peak summer season. The owners of the property, and Lisa and Terry, who are the owners of the restaurant, are asking to put these bathrooms in as a way to alleviate some of the Village traffic that uses the bathrooms with now being customers. It's very hard for them to turn anybody away and say, you know, "I'm sorry, you're not having dinner here, so you can't use the bathroom."

They're willing to pay for the entire installation. They're not asking for the town or for the Village to put anything into a restroom that the Village would clearly benefit from. When you have the Music in the Park, there's six, seven, 800 people, you know, 1500 to 2000 when Gene Casey & The Lonesharks appear. And just on those 10 days alone, the three bath -- the two stalls in the women's bathroom and one stall in the men's room on the east side of Mitchell Park are just not enough to handle the overflow. And I know that other businesses are also dealing with people walking in and asking to use the bathroom.

Now, with that said, I know that there are a couple of issues that have been brought up. And I
sat down with Eileen Wingate, the Building Inspector, the other day. The first issue that was bought up was lot coverage. I just brought -- I emailed and brought a hard copy of a survey that was done two years ago when the property changed hands, in which all the other drawings can be based upon. And all the drawings in the area that were planning on putting the bathrooms, there's currently a wooden deck. So that's already configured into the lot coverage. We're not asking to increase the lot coverage, we're asking to change how we're using that lot coverage. The -- so we are at 59%, we will remain at 59%.

The second item with respect to a wetlands permit is clearly delineated on the survey that I got, where the boundary of the 75-foot mark for the wetlands are, and the area that we would be putting the bathrooms in is clearly outside of that area. Now, I apologize, I haven't been able to get the Board the survey, I just got it yesterday.

CHAIRMAN MC MAHON: Okay.

MR. OLINKIEWICZ: So I have a couple of copies I can distribute. But the item of the drainage is definitely something that should be addressed.

In any Village or any township like this, when
you have storms like we had the other day and there's a tremendous amount of rainwater just dropping it onto the sidewalks and letting it go down into the sewer system is not a very viable method to take care of that discharge. So the owners would be open to installing a dry well as necessary and to route the -- and to route the water from the drains into the dry well.

CHAIRMAN MC MAHON: Okay.

MR. OLINKIEWICZ: And that could also be installed in the area where the wooden deck is. In the area that has the wooden deck, we would be able --

CHAIRMAN MC MAHON: That's where the dry well would be?

MR. OLINKIEWICZ: That's where we could put the dry well. Granted, that was brought to my attention the other day, so that would have to be drawn onto the plan.

The other item on the list from Eileen was that we do not currently have a handicapped accessible bathroom in the restaurant, and that's further exacerbated by the fact that you could have 10, 15 to 20 patrons waiting at any given time on a busy evening to use the bathroom. So that, again, leads
us towards the seasonal restrooms. Now, that doesn't help us in the wintertime, and we are -- in terms of handicapped bathrooms. So we are looking at the structure to determine which of the two bathrooms that are in -- existing now in the structure could be modified or renovated to become a handicapped accessible bathroom. We have a basic plan. It has to go now through the owners. But if that's -- if that would be part of this scope of work, we're happy to take that on.

CHAIRMAN MC MAHON: Okay.

MR. OLINKIEWICZ: Basically, we see this as a win-win situation for both the owners and the Village. And I don't think there's -- in my opinion, I don't think there's anything that's insurmountable here that should turn into a long process.

The -- I'm sorry, I just lost my train -- we are not changing the number of seats or the occupancy rating of the building. We're not changing the building itself, except for the seasonal -- I'm sorry, except for the -- making one of the bathrooms handicapped accessible.

We talked about a few ideas, one of them which was brought up in my meeting with Eileen and Glynis, but I don't remember your last name.
MS. BERRY: Berry.

MR. OLINKIEWICZ: Berry?

MS. BERRY: (Nodded yes).

MR. OLINKIEWICZ: Okay. And it was brought up that there is a provision in the code for a seasonal use structure nine months out of the year. If this is going to take a while to do this type of work and everything, we are also not opposed to putting a seasonal structure there, tying it into the existing waste line of the building. So at least short term we can help relieve some of the problems that are caused here.

If it ends up being that we have to go through a greater permitting procedure for this, we are more than happy to try and go that route, and then in the Fall, after we've had a chance to bring everything together, then talk about how we wrap up the rest of these items.

Unfortunately, it's not until you look at a project like this, even if it's just a small part of adding a bathroom, that it opens up a number of issues that are preexisting and nonconforming. The owners of the property, as well as the owners of the restaurant, are all on board with understanding that, you know, these things come up, they have to be
addressed one way or another, and they're happy to address them. But on the other side of the coin, you know, they would like to try and find a solution that could help out for this summer season, as we move towards a permanent resolution on other items.

I don't know if the wetlands code is strictly a lineal footage, or if it's based upon an elevation. That was not clear to me, so I would like to have a little bit of more information on that. But from everything I've read, being bulk -- the property in front of Blue Canoe is bulkheaded, okay, and then the mean high water mark from the beach is 75 feet away, only cuts a short corner where there is already an existing gazebo.

There's been a number of renovations or upgrades, if you will, to the building when it first changed hands three years ago, and none of those items required the -- a wetlands permit. So I would have expected if a wetlands permit was needed then or not needed then, that it stands to reason why should we look for one now.

The other thing is, as we looked at the lot coverage, there are areas that have at-grade decks throughout the -- throughout the property. There are areas that have paved courtyards, and we're trying to
look into changing some of those deck areas into paver patio material, so that we can again make the lot coverage decrease, because as my understanding is, that the pavers are not considered as part of lot coverage, but a wooden structure like a deck, or a ramp, or a stair, or something like that, becomes part of the lot coverage.

CHAIRMAN MC MAHON: Okay.

MR. OLINKIEWICZ: So, you know, in a large -- larger nutshell, that's kind of where we're at. So we're asking for your feedback in terms of what the best way to proceed is, so that we can try and make this work for everybody.

CHAIRMAN MC MAHON: Okay.

MR. OLINKIEWICZ: And we don't have a sign that we're going to put up.

(Laughter)

MR. BURNS: Question. The current waste goes into the sewer?

MR. OLINKIEWICZ: Yes, it goes into the Greenport Sewer. Now, adding these other bathrooms will not change the amount of waste going into the sewers, because we're already using, or the public is already using the bathrooms. So what we're doing is we're making it easier for the public to use the
bathrooms. We're not making it or changing the flow 
that's already there.

MR. BURNS: So these also would be attached to 
the sewer?

MR. OLINKIEWICZ: Yes, these would be attached 
to the sewer. And we have a couple of -- couple of 
points on the building where we can make access to 
the sewer with minimum amount of -- you know, minimum 
amount of effort.

CHAIRMAN MC MAHON: Okay.

MR. OLINKIEWICZ: Now, I believe that in 2013 
-- '12 or '13, there were a number of different 
upgrades on the sewer lines and the -- and grease 
trap, the gray water, how it went into the -- how it 
attached to the sewer system, so a lot of that piping 
has already been done. So we're not looking at 
opening up the streets, we're not looking at any of 
that type of thing that was done a couple of years 
ago. We're trying to make this into as low impact to 
the Village and for the people who are visiting as 
possible. With that said, you know, we have -- 
you're going to have a large Tall Ship Regatta coming 
in 10 days, two weeks, something like that. Okay. 
We also -- at the end of the season, we have a 
Maritime Festival, we have Music in the Parks, so
there's a tremendous amount of visitor traffic coming through the Town.

And 20 years ago, nobody really anticipated the amount of people that would be coming through Greenport Village. The revitalization of the Village over the last 20 years has been tremendous, and I know you guys have had a hard time keeping up with it. So in that spirit, you know, the homeowners -- not homeowners -- the owners of the restaurant and the owners of the property are trying to do their share as part of the Village.

CHAIRMAN MC MAHON: Yeah. I would say, in a general sense, I think more bathrooms you're opening up to the public is generally a good thing. Making an existing bathroom handicapped accessible is certainly a good thing. Again, the devil's in the details as to, you know, how this all works out, particularly with the DEC and whether or not -- my -- I thought it was the phragmites or that area that was causing a problem.

MR. DOWLING: That looks like the wetlands --

MS. MUNDUS: That's a drainage pit there.

MR. OLINKIEWICZ: I'm sorry?

MS. MUNDUS: It's a drainage pit right bordering that area.
MR. DOWLING: The border, the south border there.

MR. OLINKIEWICZ: The drainage pit? That's New York State property? Is that --

MS. MUNDUS: It's Village property, no?

MS. BERRY: I just got confirmation, and although it's Village property, the DEC has jurisdiction over the protection of it. So, you know, I think he should just ask for a Letter of --

CHAIRMAN MC MAHON: Nonjurisdiction.

MS. BERRY: -- Nonjurisdiction. And if they think it's a jurisdiction, they'll --

MR. OLINKIEWICZ: That's a copy of the survey.

MS. MUNDUS: My feeling about it is that the lack of bathrooms is a Village issue, just like the lack of dumpster space is a Village issue. And, I mean, it's honorable that Blue Canoe -- we really should read this letter into the record also.

CHAIRMAN MC MAHON: Yeah, I'd be happy.

MS. MUNDUS: Would you like to do that? I've got it right here.

CHAIRMAN MC MAHON: Sure, yeah.

MS. MUNDUS: This is from Lisa Terry Harwood.

"To Whom it May Concern: We are writing this letter in support of our application for constructing
two seasonal bathrooms for our restaurant, Blue Canoe, located in Greenport Village at 104 Third Street. During the spring, summer and early fall months, we have been experiencing a continued hardship from Village visitors, who are not Blue Canoe customers, asking to use our restroom facilities. It is very clear that even though the Village maintains a public restroom at the east end of Mitchel Park, there still continues to be a large amount of visitor foot traffic from the Maritime Museum, the boardwalk at Mitchell Park, the public docks, as well as overflow users from the ferry that continue to ask and use the restrooms at Blue Canoe as if they were a Village asset.

As owners of the restaurant, our policy has been to allow the use of the restrooms to all who ask, even though it aggravates our paying customers and taxes our existing restrooms. We do this because we feel that it is beneficial to the visitors, as well as the Village of Greenport as a whole.

The application to construct seasonal restrooms at the Blue Canoe is an effort to recognize this issue that confronts the Village every season, and to also provide a solution that will be mutually beneficial to all. The Blue Canoe is not asking for
any financial assistance, even though we recognize
full well that these existing and new bathrooms will
continue to serve not only our patients" --
patients -- "patrons, but also the many other
visitors of Greenport Village. All we are asking of
the Village is its assistance in expediting the
permit so that we can move forward.

    Thank you, Lisa Harwood."

    It's honorable that you're trying to solve the
Village problems, but this whole dialogue should
really go to the Village Trustees, because we're
right back to Tall Ship overcrowding, we're back to
Maritime Festival. Actually, the Seaport Museum has
the same issue that you do. People who get off the
train and the Hampton Jitney go to the Seaport Museum
to ask to use the bathrooms.

    MR. OLINKIEWICZ: I'm sure.

    MS. MUNDUS: There is a common denominator,
almost everybody on the west side of the Village,
that we need more bathrooms. I don't think the
long-term solution is of Blue Canoe to provide it,
personally, but it's honorable that they're trying.
This issue really should go back to the Village
Trustees. And all these Boards are all
interconnected, and I really think that the Trustees
ought to solve this problem.

MR. OLINKIEWICZ: Okay.

MR. DOWLING: Yeah. Which, I mean, granted, it's very nice to have these bathrooms available for the public, but, you know, unless there's actually like a separate entrance from, you know, the property to these bathrooms, then you have -- you know, and you're not advertising, putting sign up that says "public restrooms". It's kind of hard to say these are really just for the public to use, too. You know, you'll still have more people walking through the dining areas and stuff like that.

MS. MUNDUS: And they probably have some kind of port-o-potty plan, I would imagine, for a lot of extra port-o-potties all over the place, at the ferry slip. I mean, even the North Ferry doesn't have a bathroom.

MR. DOWLING: They do.

MS. MUNDUS: They do?

MR. DOWLING: But it's locked.

MR. OLINKIEWICZ: Locked all the time.

MS. MUNDUS: As a customers, you have to ask somebody to unlock it for you, right?

MR. DOWLING: Yes.

MS. MUNDUS: So it's not a public bathroom
either. So, I mean, this is -- this is a problem that goes through all of the western part of the Village for people.

MR. OLINKIEWICZ: What would the process be if we wanted to make use of a nine-month seasonal facility that can be removed at the end of the season?

MS. MUNDUS: Like port-o-potty?

MR. OLINKIEWICZ: Well, I mean, it would be better than --

MS. MUNDUS: I mean, they make deluxe and elaborate port-o-potties. They're not even called port-o-potties, but temporary.

MR. OLINKIEWICZ: There's a couple of companies out there. There's a couple of companies out there that make restrooms that are --

MS. MUNDUS: Mobile.

MR. OLINKIEWICZ: Movable.

MS. MUNDUS: Right.

MR. OLINKIEWICZ: And even a step above what you normally see as the --

MS. MUNDUS: Hot and cold running water, and towels, and everything, right.

MR. OLINKIEWICZ: Yeah, right. You know, and if we used something like that and had, you know,
running water, hot and cold, and tied into the
existing waste lines at the restaurant, would the
Planning Board be open to looking at that as an
option for the season?

MS. MUNDUS: I would think that would be a
better solution. Personally, I would think it would
be a better solution than building a whole new
structure. And, you know, I understand that you're
building these on top of a preexisting structure, so
that it's not increasing the square footage on the
property, but it's still another structure, and it's
already quite maxed out over there.

MR. DOWLING: Are buildings and decks
considered the same usage as the property's area?

MR. PROKOP: Yes, for purposes of lot coverage,
I believe they are.

MS. BERRY: Yes.

MR. PROKOP: And I think what's proposed here
is, if I'm not mistaken, and maybe you can correct me
if I am, please, is that the deck area would be
removed and it would be replaced with a foundation,
or supported with a foundation; is that correct?

MR. OLINKIEWICZ: Yeah. We would put a
foundation in its place, in the deck area.

MR. PROKOP: Yeah. One of the problems is --
MR. OLINKIEWICZ: And probably the adjacent
deck next to it, where we'd look to put in a dry well
and probably change that with pavers.

MR. PROKOP: Yeah. I don't know. I don't
know. I'm not sure how you got to this lot coverage,
but you can't -- once you're over the lot coverage,
you cannot replace one structure for another
structure and claim, you know --

CHAIRMAN MC MAHON: So they would need a Zoning
Board variance?

MR. PROKOP: I think so, yeah. But I don't
know enough about the application. That would come
from Eileen as the Building Inspector.

CHAIRMAN MC MAHON: Okay.

MR. PROKOP: I mean, the details of the
construction, I don't know. It has to come from
Eileen.

CHAIRMAN MC MAHON: Okay. Would temporary
structures fall into the same restrictions with
regards to lot coverage and --

MS. BERRY: I think the issue here is if you're
temporary structure has a foundation. Are you
planning on building a foundation?

MR. OLINKIEWICZ: No.

MS. BERRY: No.
MR. OLINKIEWICZ: No. We'd set the temporary structure up basically on the deck that is there, that is there now.

MS. BERRY: Okay. And then once you get your permit, you would raze that and put a foundation?

MR. OLINKIEWICZ: Yes. Once we get a permit, then we will remove that and put our foundation in. We don't want to overstep our bounds in any way, shape or form, but there are ways to do this that would -- that would accommodate everybody, and so I'm trying to find the solution that works well for everybody. You know, it would be a temporary -- a temporary seasonal restroom there, which, once we get the permit, we take away and put a foundation and whatever it is, the structure's going to be. We're fine with that.

MS. BERRY: Okay.

MR. OLINKIEWICZ: We're fine with that. I mean, there are a lot of people using the restaurant and they're -- you know, so there is a lot of traffic for the bathrooms. So while it is a Village issue, it is still a Blue Canoe issue, too. So, if it's going to be a longer term to get through and work out the whole Village part, we're willing to do that. But we also want to try to solve the issue we have
right at hand right now with minimal disruption to
any of the Boards.

MS. BERRY: I think all the intentions are good
here. I think -- I don't have a problem with it. I
think you also need to go to the Trustees, because
it's adjacent to any kind of wetland issue. So I
would schedule with the Trustees as soon as
possible --

MR. OLINKIEWICZ: Okay.

MS. BERRY: -- to let them know what you're
doing.

MR. OLINKIEWICZ: Okay.

MS. BERRY: But you should proceed contacting
DEC, you know, while you're doing this.

MR. OLINKIEWICZ: Yeah, I will --

MS. BERRY: Yeah.

MR. OLINKIEWICZ: I will start with that.

MS. BERRY: Right.

MR. OLINKIEWICZ: I will run all the paperwork
concurrently.

MS. BERRY: Right. But I don't see a problem
with a temporary structure.

MR. DOWLING: How would you get it there?

Because I was looking at it, you've got these decks,
and there's a narrow walkway between them, and then
there's a very narrow aisle on the north side of the building. How would you even get a temporary unit there without a huge crane?

MR. OLINKIEWICZ: Well, I've looked at that, and a couple of the structures I looked at calculated weight, dry weight, is about 3500 pounds. And we can use a dolly system that we can just roll it down the boardwalk and into the back of the restaurant. We have a -- we could bridge the boardwalk right into the back of the restaurant in a matter of about an hour-and-a-half's time.

MR. DOWLING: The boardwalk, and then you'd have to go across the grasses, and stuff like that.

MR. OLINKIEWICZ: We would go over that, we would across the grass. What we would do is we would bring in a couple of beams that we would lay down from the boardwalk into the Blue Canoe, and that would just allow us to move it into position.

MR. PROKOP: I think if they wanted to submit an application with that in it, you know, like something that could be entertained by the Board.

CHAIRMAN MC MAHON: Just the temporary?

MR. PROKOP: Yes.

MR. OLINKIEWICZ: Then the other thing I spoke with Eileen about is, you know, if we, you know,
stage bringing this in, we also would not have a
problem hiring a Village representative to oversee
the part of it, whether somebody from the Public
Works Department, or what, because, obviously, you
know, the Village needs to be protected, as well as
everybody else in this. So we're 100% open with what
we're trying to do, because we don't want to sit here
and have you say after the fact, "Well, you didn't
tell us that."

CHAIRMAN MC MAHON: Given this is -- where we
are, it's about to be July 4th, and this is a
pre-submission conference, I don't see this -- see
the plans you had originally submitted being
completed in time for this season.

MR. OLINKIEWICZ: Right.

CHAIRMAN MC MAHON: I think a temporary
structure would be -- if you're looking to have
something this summer, that's the only thing that
would sort of --

MR. OLINKIEWICZ: That's kind of where my head
is at, too.

CHAIRMAN MC MAHON: So I would suggest, if you
want to -- while some of these issues are still going
to be overlapping, even for a temporary structure,
we'd still need a Letter of --
MR. PROKOP: Yes.

CHAIRMAN MC MAHON: -- Nonjurisdiction from the DEC. We would want input from the Trustees as to whether or not this -- I don't know. What is the justification for it? Just it's adjacent to the property or --

MS. BERRY: It's --

MR. PROKOP: Go ahead. I wasn't going to say anything.

MS. BERRY: Oh, I'm sorry. It's a gray area, because it's filled with water, but it does drain. And it does have DEC jurisdiction, and it is owned by the Village, and it's right adjacent. So, to be on the safe side, it's better that the Trustees are involved.

CHAIRMAN MC MAHON: Okay. How would this be presented to the Trustees, then? Would it be -- I mean, would this application --

MS. BERRY: I think you propose both to them, so they know, and then maybe you can get both done at the same time. Or if you don't have the drawings ready and stuff, just do one and then do the other after.

MR. OLINKIEWICZ: When do the Trustees meet, and how do I get on their agenda?
CHAIRMAN MC MAHON: Well, they are meeting in about 45 minutes here. I don't know their agenda process. I don't know. I'd have to -- I don't know.

MR. OLINKIEWICZ: I hate to blindside them, you know. Obviously, like --

MS. WINGATE: There is a wetlands permit application process, so I could email that out to you tomorrow.

MR. OLINKIEWICZ: Okay.

MS. WINGATE: And you could start there.

MR. OLINKIEWICZ: If you could get that to me, then I could get that -- get that rolling. How often does the Trustee -- do the Trustees meet?

CHAIRMAN MC MAHON: I believe --

MS. WINGATE: Twice a month.

CHAIRMAN MC MAHON: -- twice a month.

MR. OLINKIEWICZ: Twice a month?

CHAIRMAN MC MAHON: Do they have a work session and a regular session as we do, or --

MS. WINGATE: Tonight is their regular session, so their next work session is in three weeks, two weeks.

CHAIRMAN MC MAHON: Okay.

MR. PROKOP: July 23rd it is.

CHAIRMAN MC MAHON: July 23rd?
MR. PROKOP: Oh, no. It might actually be the 16th, because it's -- they have a different schedule than we do. So you can look on the July -- you can look --

MR. OLINKIEWICZ: On the July calendar?

MR. PROKOP: -- on the calendar, I believe, yeah.

MR. OLINKIEWICZ: Okay.

MR. PROKOP: They may not have July yet. But I would just start working on something as soon as possible.

MR. OLINKIEWICZ: Okay.

MR. PROKOP: If that's what you would like to do.

MR. DOWLING: Would a temporary structure be allowed to hook into the sewer system? Does that now become a non-temporary structure?

MS. WINGATE: A temporary structure, as classified by New York State, has to do with time.

MR. DOWLING: Okay.

CHAIRMAN MC MAHON: Okay. So what are the -- still address whatever relevant issues would need to be addressed for a temporary structure? Still need the Letter of Noncompliance.

MR. PROKOP: I just want to say something. He
has to go -- I've run into this with another
restaurant operation, and I think that you should
talk to your -- a code professional, a certified code
professional, because there's -- there are
regulations specific to exterior bathrooms at a
restaurant. So you need -- you need to have somebody
who understands the code, the Plumbing Code and the

MR. OLINKIEWICZ: Okay. I could certainly
bring it --

MR. PROKOP: So it would be well worth your
time to speak to somebody, and I don't mean somebody
inside the Village, I mean outside the Village.

MR. OLINKIEWICZ: Right, Right. I use an
engineer who does a lot of -- a lot of DEC, and
Health Department issues, and stuff like that, so he
could do all the work for that.

MR. PROKOP: Yes, I would recommend that.

MR. OLINKIEWICZ: So we need the Letter of
Nonjurisdiction?

CHAIRMAN MC MAHON: A letter of Nonjurisdiction
from the DEC. And I would recommend that you speak
with the Board of Trustees for their input with both
the proposed temporary structure and also your
long-term plans.
MR. OLINKIEWICZ: Okay.
CHAIRMAN MC MAHON: Ask them to give their recommendations to us or --
MR. PROKOP: Well, Eileen had a good idea, you know, to do a wetlands permit. I think that that's a really good idea, because that would get you before the --
MR. OLINKIEWICZ: That will get us in front of --
MR. PROKOP: At least they'll take notice of -- they'll receive notice of what you intend to do.
CHAIRMAN MC MAHON: Okay.
MR. OLINKIEWICZ: Okay.
CHAIRMAN MC MAHON: Are there any other issues?
The Board has recommendations for them to be well prepared for the next meeting?
MR. DOWLING: No.
CHAIRMAN MC MAHON: Thoughts?
MS. MUNDUS: Thank you for explaining.
MR. PROKOP: You want to keep it on -- I'm sorry, I'm interrupting.
MS. MUNDUS: No, I'm done.
MR. PROKOP: I think you want to keep it on our calendar. That's up to you, but, I mean, really, there's nothing really to do until those things are
done.

CHAIRMAN MC MAHON: All right.

MR. PROKOP: So it's up to you how you want to deal with that.

CHAIRMAN MC MAHON: Yeah. If you'd like to come back, and if you have other questions or concerns, something comes up, speak with the Board or anything else, you're welcome to come back and have another -- can we do multiple pre-submission conferences or --

MR. PROKOP: You might table it until the next work session, do you think, or just get it off the calendar? It's up to you.

CHAIRMAN MC MAHON: It's up to me? I've --

MR. OLINKIEWICZ: Well, let me see what -- I can start working on the paperwork and then we'll -- you know, I'll definitely get it back in front of you guys as soon as I can.

CHAIRMAN MC MAHON: Okay.

MS. MUNDUS: I would check. I don't know anything about Board of Health issues for a restaurant, but it could be that there might be some kind of a restriction on portable bathroom installed on the premises of a restaurant, how long it can stay there, proximity, all that sort of stuff.
MR. OLINKIEWICZ: Yeah, we'll look into that, too, definitely.

CHAIRMAN MC MAHON: Okay. So I'm going suggest that we do keep this item -- we'll table discussion of it until our next work session, which is July 30th. But if there's something that comes up, he'll let us know.

So I'm going to make a motion that we table this discussion until the next work session on July 30th. Do I have a second?

MR. BURNS: Second.

CHAIRMAN MC MAHON: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MS. MUNDUS: Aye.

CHAIRMAN MC MAHON: Aye.

That motion carries. Thank you.

MR. OLINKIEWICZ: Thank you very much.

MR. BURNS: Good project, in any event.

MR. PROKOP: Yes, thank you.

CHAIRMAN MC MAHON: Item No. 8, Discussion on 300-308 Main Street. The Sterling Square Project is to be reviewed by the Historic Preservation Commission on July 6, 2015. The restaurant and residential units are nearing
completion. HPC will be reviewing outside
construction of the arbor, outside seating and all
signage.

And we don't actually have any notes on this.
This was added at the last minute.

MS. BERRY: I don't have anything.
CHAIRMAN MC MAHON: Joe, did you have anything
you wanted to --

MR. PROKOP: I asked the Building Department --
excuse me. I asked the Village to put this on the
calendar only to let the Board know that there was a
determination that this project had to go before the
Historic Preservation Commission and did not receive
our review before we issued a -- we reviewed it at
our January, February meetings, and then issued an
approval. So it's going to be before their Board on
July 6th, 2015.

CHAIRMAN MC MAHON: Okay.

MR. PROKOP: And I don't know. You know, based
on whatever comes out of that, you know, I don't know
what will happen with the Planning Board, but I
wanted you to be aware that this process is being
completed.

CHAIRMAN MC MAHON: Okay. So there's no action
necessary from us this evening?
MR. PROKOP: Well, there's nothing really before you, you know. I just -- but that will be -- normally, this Board acts after the review of the HPC.

CHAIRMAN MC MAHON: Okay.

MR. PROKOP: And I guess we'll see what comes out of that.

CHAIRMAN MC MAHON: Okay.

MR. MC DERMOTT: We're just here to acknowledge the fact that we know we're going to come before the HPC.

MR. PROKOP: Can you just say who you are? I know you're well known to other people here.

MR. MC DERMOTT: Dennis McDermott. I'm Operator of the American Beech Tree Restaurant, and I'm accompanied with Rob Brown, who's the General Architect for the project.

And we acknowledge the situation, and we haven't been before the Historic Preservation Commission just yet. And we're -- I think we're on the schedule and we'll do everything we could do to comply and cooperate with the process.

CHAIRMAN MC MAHON: Okay.

MS. MUNDUS: Dennis, what do you plan on doing with the little building that used to be the flower
MR. MC DERMOTT: Oh, no, that's not us. That's a separate tenant. It used to be an Italian deli/wine bar.

MR. DOWLING: Yeah, Basso. We approved that a year ago.

CHAIRMAN MC MAHON: Yeah, it was last year.

MR. MC DERMOTT: Yeah. He's been paying rent for about a year-and-a-half.

MS. MUNDUS: But I'm at your place pretty much every other day or so. I was just there this afternoon, and I'm really impressed by your progress. You're working like crazy, your guys down there.

MR. MC DERMOTT: You know, I think we're doing some really nice work, fitting into the square and fitting in very nicely. We apologize for not following the procedure, you know, as timely as we should have. But we might have had a collective round of applause when we took the awning down, but we didn't hear that. But we'll do everything we can to cooperate.

MS. MUNDUS: And the beech tree, it looks like it's in really good shape and everybody's taking care of that.

MR. MC DERMOTT: Yeah. And we're honoring it
by calling the restaurant American Beech Tree.

MS. WINGATE: I won't tell that it's really a European beech.

(Laughter)

MR. MC DERMOTT: That's a running joke. Strike that. That's a running joke. It's really an American beech.

MR. BROWN: It's in America, it's got to be an American beech.

CHAIRMAN MC MAHON: Okay.

MR. DOWLING: Does it have papers?

MR. MC DERMOTT: Thank you.

CHAIRMAN MC MAHON: All right.

MR. BROWN: Is there anything else?

CHAIRMAN MC MAHON: No. I don't have any further questions or comments. Does anyone else?

MR. PROKOP: My recommendation would be that you put this over to the -- you table this until the work session in July, so you can see what comes out of the HPC.

CHAIRMAN MC MAHON: Okay. I am going to make a motion that we table this item until our next work session, and, hopefully, we'll have recommendations or comments from HPC by then.

MR. PROKOP: Can I just ask you one thing?
This area that you're calling the arbor, that's the area with two-by-twelves, or whatever?

MR. MC DERMOTT: Right. They used to have the yellow awning.

MR. PROKOP: The awning that you took down is now replaced with these two-by-twelves that are strapped together?

MR. MC DERMOTT: It won't be covered.

MR. PROKOP: Those are two-by-twelves that there now, whatever they are? I'm not a carpenter, sorry.

MR. BROWN: Three-by-eights?

MR. PROKOP: Is that -- they're three-by-eights? Thank you. Was that in the plans that were before this Board in February?

MR. BROWN: Yes.

MR. PROKOP: Or was that a change?

MR. BROWN: No, they were there.

MR. PROKOP: Okay, good. Thank you.

CHAIRMAN MC MAHON: All right.

MS. MUNDUS: Take care.

CHAIRMAN MC MAHON: So I'm going to make a motion we table this item until our next work session. Do I have a second?

MS. MUNDUS: Second.

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CHAIRMAN MC MAHON: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MS. MUNDUS: Aye.

CHAIRMAN MC MAHON: Aye.

Motion carries.

Item No. 9, motion to schedule the regular meeting for July 2nd, and the work session for July 30th. Is that what we're doing? Yes, the 30th, not the 23rd?

MR. PROKOP: Yes.

MS. WINGATE: Yes. I am sorry.

CHAIRMAN MC MAHON: Okay.

MS. WINGATE: I just have one more thing to say --

CHAIRMAN MC MAHON: Sure.

MS. WINGATE: -- about the arbor. It's incomplete, it gets another row of beams. And they just set it up so that they could see the space. But it looks like it's overspanned, and it is overspanned, so people are looking at it and saying, "Oh, my." We've all done that. It's just about the space, it's not nearly a finished product. We stopped construction on all outside work at this point.
CHAIRMAN MC MAHON: Okay.

MR. PROKOP: That's not what he -- I was going to ask you that question, because that's not what he said. So I don't know what's -- I was told that there's a stop on the construction.

MS. WINGATE: There is a -- well, they're working on the inside.

MR. PROKOP: Working on the inside?

MS. WINGATE: They're working on the inside. They're not working on anything that has to do with the Historic Preservation on the outside.

MR. PROKOP: And something that's on the agenda, that they're looking -- the HPC is looking at the outside construction, the arbor, and seating, and signage. But aren't they also looking at -- there's other things that they're looking at, right?

MS. WINGATE: The whole package, yes. I just --

MR. PROKOP: So -- okay. Thank you.

MS. WINGATE: I stopped it at that.

CHAIRMAN MC MAHON: Okay. Motion to schedule the regular meeting for July 2nd, the work session for July 30th. Do I have a second for that?

MR. BURNS: Second.

CHAIRMAN MC MAHON: All in favor?
MR. BURNS: Aye.

MR. DOWLING: Aye.

MS. MUNDUS: Aye.

CHAIRMAN MC MAHON: Aye.

The motion carries.

Item No. 10, motion to adjourn. Do I have a second?

MR. DOWLING: Actually, can I ask a question?

CHAIRMAN MC MAHON: Yes.

MR. DOWLING: We still have -- and it needs to be put on the agenda soon. If we have -- we're supposed to review the resolution made for, or the application for Rhumblines, for their rear bar area, that we gave them a temporary. And we have not brought that back up again, but I'm pretty sure they're not complying with the site plan that we approved.

MS. WINGATE: Okay. I will look into that.

CHAIRMAN MC MAHON: Rhumbline and Layyah, also.

MR. DOWLING: Layyah was a one-year, and I think we gave six months, or something, for Rhumbline, I believe.

MS. WINGATE: You can call up the resolutions.

MR. DOWLING: Yeah.

CHAIRMAN MC MAHON: Okay.
MR. DOWLING: But definitely Rhumblone needs to be checked, because he is not in compliance.

MR. PROKOP: Would you like to put that on the agenda at the next meeting?

MS. MUNDUS: How are we keeping track of these roll-over approvals, because they're several of them, and who keeps that calendar?

CHAIRMAN MC MAHON: I don't know that we are.

MS. WINGATE: I suppose it could be me or Glynis at this point. She wasn't here for that. If you remind me --

MS. MUNDUS: Yeah. I mean, we would have to go back through them all and --

MS. WINGATE: I suppose if the resolutions are written, I can always put them in my calendar.

MR. DOWLING: Okay.

CHAIRMAN MC MAHON: Yeah. Well, we should certainly -- we should work on a process.

MS. MUNDUS: There should be some planning mechanism for that, so --

CHAIRMAN MC MAHON: We should have a set process for that. So we need to review that, along with a number of procedural items.

MS. BERRY: I'm keeping a spread sheet, so maybe -- but I don't set the agenda. So maybe --
CHAIRMAN MC MAHON: Yeah. We need to have something established --

MS. BERRY: Right.

CHAIRMAN MC MAHON: -- so it's clear to everybody, because somebody could get it done, but it's not -- you know, we need to -- we should have a set procedure for it. All right. So we can discuss that at a future meeting. We could -- do we need to make a motion, or can we just add it to the agenda if we want to --

MR. PROKOP: I would make a motion to add it to agenda.

CHAIRMAN MC MAHON: Add it to the agenda.

MR. PROKOP: Since it's not an application.

CHAIRMAN MC MAHON: All right. I'm going to make a motion that at the next meeting we review any overdue revisits to previously approved applications that required follow-up. So we'll take a look at any of the ones that we have given conditional approval to, and then we can see which ones are up for review.

MS. WINGATE: Do you want the clients here?

CHAIRMAN MC MAHON: Yeah. I mean, we would -- if possible. It's short notice at this point, so I don't know that we could require anybody's presence for -- you know, we may have to push it off to the
next -- to next month, but at least have a
discussion, identify who we need to --
MS. WINGATE: Okay. I will identify all of
them for the next meeting.
CHAIRMAN MC MAHON: Okay. So I'm going to make
a motion that we add at the next meeting, the work
session, we review projects that were given
conditional approval to that require follow-up. I'm
not going to specify the applicants, because we're
not sure who we may be overlooking right now. Do I
have a second for that motion?
MR. DOWLING: Second.
CHAIRMAN MC MAHON: All in favor?
MR. BURNS: Aye.
MR. DOWLING: Aye.
MS. MUNDUS: Aye.
CHAIRMAN MC MAHON: Aye.
Motion carries.
Unless there's any other business, a motion --
I'll entertain a motion to adjourn. Do I have a
second?
MR. BURNS: Second.
CHAIRMAN MC MAHON: All in favor?
MR. BURNS: Aye.
MR. DOWLING: Aye.
MS. MUNDUS: Aye.

CHAIRMAN MC MAHON: Aye.

The motion's carried. Thank you very much.

(Whereupon, the meeting was adjourned at 6:35 p.m.)
CERTIFICATION

STATE OF NEW YORK  )
                  ) SS:
COUNTY OF SUFFOLK  )

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

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on June 25, 2015.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of July, 2015.

_____________________________________
Lucia Braaten

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