VILLAGE OF GREENPORT
COUNTY OF SUFFOLK  STATE OF NEW YORK

PLANNING BOARD
REGULAR SESSION/WORK SESSION

Third Street Fire Station
Greenport, New York

June 27, 2019
4:00 p.m.

BEFORE:
WALTER FOOTE - CHAIRMAN
LILY DOUGHERTY-JOHNSON - MEMBER
PATRICIA HAMMES - MEMBER
REED KYRK - MEMBER
JOHN COTUGNO - MEMBER (Absent)

ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
PAUL PALLAS - VILLAGE ADMINISTRATOR
KRISTINA LINGG - CLERK TO THE BOARD
(The meeting was called to order at 4:00 p.m.)

CHAIRMAN FOOTE: Good afternoon. It's 4 o'clock, June 27th, 2019. This is a joint work session and regular session for the Village of Greenport Planning Board. The first part will consist of the work session, and the second part as a regular session.

For the work session, Item No. 1, there's a motion to accept and approve the minutes of the May 30th, 2019, and June 6th, 2019 Planning Board meetings. May I have a second on the motion?

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.

CHAIRMAN FOOTE: Aye.

Motion carries.

Item No. 2, a motion to schedule the Planning Board regular session for 4 p.m. on June -- July 25th, 2019. May I have a second, please?

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.
MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.

CHAIRMAN FOOTE: Aye.

Motion carries.

Item No. 3, motion to schedule the Planning Board work session for 4 p.m. on August 1st, 2019.

May I have a second?

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.

CHAIRMAN FOOTE: Aye.

The motion carries.

Item No. 4, 15 Front Street. This is a Motion to accept the findings and determinations. This is going to be tabled to the next meeting. Do you have a -- what date is that meeting for tabling this? It's going to the next work session.

MR. CONNOLLY: It should be July 25th.

MS. LINGG: July 31st.

MEMBER HAMMES: August 1st.

CHAIRMAN FOOTE: I'm sorry? July?

MEMBER HAMMES: It's August 1st.
MS. DOUGHERTY-JOHNSON: August 1st.

MEMBER HAMMES: The work session is August 1st.

CHAIRMAN FOOTE: Okay. So that will be tabled for August 1st. May I have a second?

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.

CHAIRMAN FOOTE: Aye.

And the same for Item No. 5, 136 Main Street. The motion to accept the findings and determinations is being tabled until the next work session, August 2nd?

MEMBER HAMMES: August 1st.

MEMBER DOHERTY: August 1st.

MR. CONNOLLY: August 1st.

CHAIRMAN FOOTE: August 1st. May I have a second?

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.
CHAIRMAN FOOTE: Aye.
So moved.

Item No. 6, 326 Front Street. This is a Motion to approve a resolution declaring the Planning Board's intent to adopt Lead Agency status for the purposes of SEQRA, for the application of ANVK Holdings Trust, otherwise known as the Greenporter Hotel. The property is located in the Commercial-Retail District. The property is not located in the Historic District. It's Suffolk County Tax Map No. 1001-4.-8-29-30-31.

I trust everybody on the Board has had a chance to review the former resolution. Does anybody have any questions on it at this time? (No Response)

CHAIRMAN FOOTE: Okay. I'd like to also just further supplement this motion to move that this applicant be referred to the Zoning Board, due to the need for certain variances in the application, as recommended and as advised by the Building Department. May I have a second on that, please?

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.
MEMBER HAMMES: Aye.
MEMBER KYRK: Aye.
CHAIRMAN FOOTE: Okay. The motion carries.
Okay we now turn to our regular session.
This is Item No. 7, 27 Front Street. A public
hearing regarding a site plan approval for Frisky
Oyster, represented by Owner, Eugene Avella. The
applicant is proposing interior renovations to
accommodate additional seating. The property is
located in the Waterfront-Commercial District.
The property is not located in the Historic
District. It's at Suffolk County Tax Map
1001-5.-4-27.
At this time, would anybody like to speak at
this public hearing?
(No Response)
CHAIRMAN FOOTE: Okay. Does anybody on the
Board have any further comment on this
application?
MEMBER KYRK: Just a quick summary question.
CHAIRMAN FOOTE: Sure.
MEMBER KYRK: What -- what is the percentage
or what are the additional seats --
CHAIRMAN FOOTE: Can you speak into the
microphone a little more?
MEMBER KYRK: What are the additional seats or the percentage of additional seats that will be there? I looked at the -- I looked at the plans, and I basically only saw the original plans.

CHAIRMAN FOOTE: Yeah, right.

MEMBER KYRK: I didn't see the newer ones.

CHAIRMAN FOOTE: It's my understanding that the seating is unchanged from what it's been for quite some time, that this was triggered by an inspection that required, per the recommendation of the Building Department, to install a sprinkler system, and that's what brought up this application.

MEMBER KYRK: So, basically, this would be just ratifying what's already there --

CHAIRMAN FOOTE: That's correct.

MEMBER HAMMES: Correct.

MEMBER KYRK: -- and for a long while?

CHAIRMAN FOOTE: Yeah, that's correct.

MEMBER KYRK: Okay. Thank you.

CHAIRMAN FOOTE: Okay. Yes, hi. Could I help you?

MR. CONDON: No.

MEMBER HAMMES: They were just going to say the same thing.
MR. CONDON: I thought you were going to ask questions.

CHAIRMAN FOOTE: Oh, did I -- did I misspeak, or is that pretty much accurately --

MR. CONDON: No, that's correct.

CHAIRMAN FOOTE: -- reflected there? Okay.

So nobody else wants to speak at this time on the public hearing for this matter, for this item?

(No Response)

CHAIRMAN FOOTE: Okay. I move to close.

MR. CONNOLLY: I just want to make sure that we have the certified receipts and mailings --

MS. LINGG: Yes.

MR. CONNOLLY: -- for the public hearing, just to make sure. Okay. Just to make sure the Board had jurisdiction on the application.

CHAIRMAN FOOTE: Okay. At this time, I move to close the public hearing. May I have a second?

MEMBER HAMMERS: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMERS: Aye.

MEMBER KYRK: Aye.

CHAIRMAN FOOTE: The public hearing is now
closed on this item. Is there any reason why we can't take a vote now on it?

MEMBER HAMMES: No.

CHAIRMAN FOOTE: Okay. So I now move to take a vote on this application. May I have a second?

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.

CHAIRMAN FOOTE: Aye.

Okay. The application is approved.

MR. CONDON: Beautiful. Thank you.

MR. AVELLA: Thank you so much for your time.

CHAIRMAN FOOTE: You're welcome.

Item No. 8, 110 South Street. A public hearing regarding a site plan approval for 110 South St Greenport Inc., represented by Owner, James Olinkiewicz. The applicant is proposing interior and exterior renovations to accommodate the use of a retail establishment. The property is located in the Commercial Retail District. The property is not located in the Historic District.
This is located at Suffolk County Tax Map 1001-4.-6-34-6.

This is also -- I think we can combine this public hearing with the other lot next to it, right, for one public hearing?

MR. CONNOLLY: Yes.

CHAIRMAN FOOTE: So this is going to be combined with Item No. 9, 112 South Street. A public hearing regarding a site plan approval for 622 Front St Greenport Inc., represented by Owner, James Olinkiewicz. The applicant is proposing interior and exterior renovations to accommodate the use of a retail establishment. The property is located in the Commercial Retail District. The property is not located in the Historic District. It's at Suffolk County Tax Map 1001-4.-6-32.

At this time, would anybody like to speak at this public hearing regarding this application?

MS. MOORE: I'm here if any questions come up.

CHAIRMAN FOOTE: Okay. Thank you.

Okay. Anybody on the Board wish to weigh in any further on this application?

(No Response)

CHAIRMAN FOOTE: I -- would you like to
1 speak? Okay. I'm sorry. At this time, I move to
close the public hearing on this matter -- on
these two matters. May I get a second, please?
2 MEMBER HAMMES: Second.
3 CHAIRMAN FOOTE: All those in favor?
4 MEMBER DOUGHERTY-JOHNSON: Aye.
5 MEMBER HAMMES: Aye.
6 MEMBER KYRK: Aye.
7 CHAIRMAN FOOTE: Aye.
8 This public hearing is now closed.
9 At this point, I now move to approve these
10 two applications. May I have a second?
11 MEMBER HAMMES: Second.
12 CHAIRMAN FOOTE: All those in favor?
13 MEMBER DOUGHERTY-JOHNSON: Aye.
14 MEMBER HAMMES: Aye.
15 MEMBER KYRK: Aye.
16 CHAIRMAN FOOTE: Aye.
17 The applications are hereby approved.
18 Item No. 10, motion to adjourn. May I have
19 a second?
20 MEMBER HAMMES: Second.
21 CHAIRMAN FOOTE: All those in favor?
22 MEMBER DOUGHERTY-JOHNSON: Aye.
23 MEMBER HAMMES: Aye.
MEMBER KYRK: Aye.

CHAIRMAN FOOTE: Aye.

Motion carries. The meeting's over. The meeting's adjourned.

(Time Noted: 4:09 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 27, 2019.

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 2nd day of July, 2019.

Lucia Braaten
Lucia Braaten

Flynn Stenography & Transcription Service
(631) 727-1107
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