VILLAGE OF GREENPORT
PLANNING BOARD
WORK SESSION
July 31, 2014
5:00 p.m.

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

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

Joseph Prokop, Village Attorney
Eileen Wingate, Village Building Inspector
(Whereupon, the meeting was called to order at 5:06 p.m.)

CHAIRMAN JAQUET: Okay. This is the July 31st, 2014 Planning Board work session agenda and work session.

Item #1 is the continued discussion on the revised site plan submitted by Imran Qasim Khan, owner of Layyah Corp., requesting a use evaluation for the addition of a car service operation, office/operation into the existing convenience store. This is located at 331 Front Street; District 1001, Section 6, Block 2, Lot 17.

Is he here? Oh, there you are. Okay. So are we going discuss this? There's no more than two cars, according to the landlord.

MR. DOWLING: So he can't increase parking, then.
CHAIRMAN JAUQUET: So he can't increase parking. So my feeling is the solution would be one taxi in the -- at the place, and put -- and park it in the alley between the fence and the building. I don't know. What do you guys --

MR. DOWLING: But does he need the present parking that's there for his present site -- his prior site plan approval?

CHAIRMAN JAUQUET: Yeah, he does. I mean, we haven't --

MR. DOWLING: So --

CHAIRMAN JAUQUET: We haven't approved anything taxi-wise yet.

MR. DOWLING: So we can't take away a parking spot from that previous approval to use for a new approval.

CHAIRMAN JAUQUET: I think that's what we're deciding.

MR. DOWLING: It seems like that's what he needs for the present business that's being operated.
CHAIRMAN JAUQUET: Well, if he parks along the fence --

MR. DOWLING: Oh, in the back there?

CHAIRMAN JAUQUET: In -- past the building.

MR. DOWLING: Right.

CHAIRMAN JAUQUET: From the boundary, then it's not really taking up more space. But, I mean, the whole thing is open, you know, because it's --

MR. DOWLING: Yeah:

CHAIRMAN JAUQUET: Ben?

MR. BURNS: Yeah. So we'll let it go at that?

CHAIRMAN JAUQUET: I don't know. Wait. But you're not --

MR. BURNS: You can't create more land.

CHAIRMAN JAUQUET: You're having trouble with that?

MR. DOWLING: Well, as long -- I mean, so far, the taxi has been parking everywhere without our approval.
CHAIRMAN JAUQUET: Right.

MR. DOWLING: So how are we going to get him to say that he's going to follow this and park alongside it now?

MS. MUNDUS: Doesn't that memo say he's withdrawing his application?

MR. DOWLING: It does.

CHAIRMAN JAUQUET: Yeah, but the taxi operation was never approved. This was just a further development.

MR. DOWLING: Yeah, but are you saying that you're withdrawing your application, your total application?

MR. KHAN: I'm sorry?

CHAIRMAN JAUQUET: He's withdrawing the site plan we saw last time that had the two --

MR. KHAN: For the two extra parking spaces.

CHAIRMAN JAUQUET: The plan for the two extra parking spaces to be built in with, you know, pavement and curbing into the lawn area.
He's withdrawn that because the landlord --

MR. DOWLING: Says no.

MR. KAHN: Well, they use the same thing in the back of the building.

CHAIRMAN JAUQUET: Who pays for that? Is the landlord going to pay for it, or were you going to?

MR. KHAN: Which?

CHAIRMAN JAUQUET: For the plan that you just withdrew? Why did the landlord not want it?

MS. MUNDUS: Maybe you should come to the microphone so that everyone can hear you, please.

CHAIRMAN JAUQUET: What?

MR. KHAN: Imran Qasim Khan. I talked to my landlord before coming to the Planning Board for the taxi, and he was -- agreed before. And then, all of a sudden, he changed his mind, and he's planning to make something in the extra portion he has on the east side of the building and that's why he refused. He said, "I'm not

Work Session 7/31/14
"the front," because they have their own plan for something he wants to do.

CHAIRMAN JAUQUET: Oh, and maybe use the spaces?

MR. KHAN: He's going to use the space for that.

CHAIRMAN JAUQUET: Use that -- do it then when he comes in for that. Well, I heard the one neighbor who said, now that it's cleaned up, you know, there -- this was just on the street. I mean, I don't know if that counts for this, but, you know.

MR. BURNS: Of course it does.

CHAIRMAN JAUQUET: Well, you know, that -- you know, now that it's painted, clean, and all the signs are off, which the neighbors --

MR. KAHN: Everything you said, everything was done.

CHAIRMAN JAUQUET: Yeah, I mean, all that -- all that ugly signage in the windows and on the property, and the flags, and all that stuff is gone, for the most part, including the picnic table, which was their main gripe.

MR. BURNS: Thank you. I say we put it on.
CHAIRMAN JAUQUET: But, you know, my feeling is one taxi there, since it's -- two taxis are going to take up and make it more likely that your customers park in the sidewalk.

MR. KHAN: Basically, one taxi is going to be parked. But mostly we're running the taxis, they won't stay there most of the time.

CHAIRMAN JAUQUET: I know that, but, you know, at night and when they're there, we're of the mind to let you have one taxi there, put the other one off site and walk to it to the municipal lot for now, and park that thing alongside the building where the garbage is, back in there where no customer is going to go park.

MR. KHAN: Sure.

CHAIRMAN JAUQUET: Anyway, that's my feeling. I don't know what the rest of the Board's feels on that. Are you still having a problem?

MR. DOWLING: I'm fine with that, but as long as it happens, because he has --

CHAIRMAN JAUQUET: Well, then, you know
that problem is --

MR. DOWLING: -- a problem parking it already. So I would be happy with that on a temporary --

CHAIRMAN JAUQUET: Well, the idea was last time, we'll give you to -- we were going to do a year until December. Who did we do until December? We gave them just a six-month -- was that the Rhumbline?

MR. DOWLING: We did a year for Rhumbline, or until October for Rhumbline? I forget.

CHAIRMAN JAUQUET: I think that was six months.

MS. MUNDUS: It was the Rhumbline, the beer garden in the back.

CHAIRMAN JAUQUET: Right, and we're going to revisit that after the season to see what really happened.

MS. MUNDUS: Well, the only problem that I have, to be honest, is I always see the taxi parked in the handicapped place, and --
MR. KHAN: Yeah, sometimes, because I walk myself to the taxi. If I'm standing there, I park all the way at the end.

MS. MUNDUS: Right, yeah.

MR. KHAN: Sometimes it was parked there.

MS. MUNDUS: But if your taxi is parked in the handicapped place, then there's nowhere for the handicapped people to park. That was the idea of a designated handicapped place.

CHAIRMAN JAUQUET: Is that there?

MR. KHAN: The thing is when they were drawing it, they put the handicapped space far of the building at the end. If you see, there's like 10, 15 feet.

CHAIRMAN JAUQUET: Right.

MR. KHAN: Like 10 feet they did all the way at the end, where the entrance of the back of the building is.

MR. DOWLING: But that's the main thing, it doesn't matter where it's parked. If there's a label for a handicapped spot, it should be for a
handicapped car, not a taxi. That's all.

MR. KHAN: We will not do it anymore.

CHAIRMAN JAUQUET: Is that handicapped spot marked with paint right now?

MR. KAHN: Yes.

CHAIRMAN JAUQUET: It's painted and all?

MR. KHAN: Yeah, painted.

CHAIRMAN JAUQUET: I didn't notice. All right. Well, we're not going to --

MS. MUNDUS: You're right, it is a little far away for handicapped, but it is blue paint and it does say "handicapped," right?

MR. KHAN: It said that.

CHAIRMAN JAUQUET: Okay. Well, you know, this is a work session. We're not going to vote on your -- on this tonight. So the idea is the resolution would be to allow the taxi parking along the side of the building.

MS. MUNDUS: By the fence.

CHAIRMAN JAUQUET: Between the building and the fence.
MR. DOWLING: Yeah, the south side of the building.

CHAIRMAN JAUQUET: Between the building and the fence.

MR. KHAN: The building and the fence.

CHAIRMAN JAUQUET: So you got to go past the building facade, that site, you know, the facade from Fourth Street.

MR. KAHN: Okay.

CHAIRMAN JAUQUET: For one taxi.

MR. KAHN: One taxi outside.

CHAIRMAN JAUQUET: Put the other one somewhere else. You know, put it in by the railroad tracks, or something over there.

MR. KAHN: Okay.

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CHAIRMAN JAUQUET: Okay? And so how do we -- how do we draw up a resolution with these points in it?

MR. PROKOP: I'll draw up a resolution for you to vote on.

CHAIRMAN JAUQUET: Okay
MR. PROKOP: I'll circulate it before the meeting so you can take a look at it.

CHAIRMAN JAUQUET: All right.

MR. PROKOP: So, so far, I have -- so far, we've just spoken about -- we should say that there'll be no taxicab parking.

CHAIRMAN JAUQUET: One taxi, that's the first thing, one vehicle, and it gets parked where we just described.

MR. PROKOP: Okay, fine.

CHAIRMAN JAUQUET: And that, you know, the new resolution includes the striping for the parking along Fourth and that handicapped. And since there was a picnic table there, it's absolutely no picnic table. And the facade paint job without the signs the way it was prepared last couple of weeks is also what we're approving, and want to keep it that way going forward, right, so it looks nice and neat. Your neighbors seem to like it.

MR. KHAN: Well, I had questioned last time
Eileen that if you try to go onto Fourth Street when you're exiting, you cannot see like 20 feet. They have big, high bushes.

CHAIRMAN JAUQUET: Wait. Say that again.

MR. KHAN: When you are exiting on the Fourth Street, there is big bushes. They're blocking every -- you cannot see all the way and if you go on the road.

CHAIRMAN JAUQUET: Seeing what? What are you looking for? Seeing --

MR. KHAN: As you exit --

MS. WINGATE: Traffic.

MR. KAHN: That should be like three feet, four feet high, and you should see.

CHAIRMAN JAUQUET: Oh, I see. The neighbor, the neighbor to the south has too big

of bushes for a sight line on the street?

MS. MUNDUS: Yes, it is hard to see when you pull out.

CHAIRMAN JAUQUET: Yeah. Well, that happens in a lot. I don't know what we can do about that.

MR. KAHN: You cannot see for 20 feet.
CHAIRMAN JAUQUET: That's on her --

MR. KHAN: You're supposed to see if some traffic is coming.

CHAIRMAN JAUQUET: Right. That happens a lot, you know, with the big trees entering Front Street in lots of places.

MS. MUNDUS: Well, it is a hazard. I don't know.

CHAIRMAN JAUQUET: But those bushes are on her property.

MR. KAHN: They're on her property, yes.

CHAIRMAN JAUQUET: Well, we're not going to -- anyway, those are the points, along with what he's -- how he's cleaned his property up so far is what we -- how we wanted to see it going forward. All right. Anything else?

MR. KAHN: That's all.

CHAIRMAN JAUQUET: You're okay with what we -- that's okay, right?

MR. KAHN: I think it's fine.

CHAIRMAN JAUQUET: Okay, good.

MR. KHAN: I will park the second car somewhere else.
CHAIRMAN JAUQUET: Okay.

MR. KAHN: Thank you.

CHAIRMAN JAUQUET: Thanks.

MS. MUNDUS: Thank you.

CHAIRMAN JAUQUET: Let's see. Item #2 is discussion of an application for an enlargement of a curb cut at 402 Front Street. Property owner, Dave Kapell, is requesting an additional seven-foot curb cut. This property is zoned CR-Commercial/Retail; District 1001, Section 4, Block 8, Lot 14. Hi, Dave.

MR. KAPELL: Hi.

CHAIRMAN JAUQUET: Are you going to speak or...

MR. KAPELL: Can I explain it to you? Good afternoon. What you see before you is a plan that I have to convert what's now an existing retail store in a building behind my main building on Front Street into a studio apartment.

I don't have prior approval from the Planning
Board on that aspect of it, but in planning of the project, I'm looking to improve on the parking conditions in the back, and the only way I can see to do that is with a slight expansion of the existing curb cut in order get a third car off the street and onto the property.

Work Session 7/31/14

I think it's in our mutual -- I don't require this, actually, to effectuate my project, but I think it makes sense for all of us to get another car. That can be a tricky intersection for snow --

CHAIRMAN JAUQUET: What's that lot? That could be what?

MR. KAPELL: It can be a tricky intersection for snow for the Highway Department when they're -- you know, when they're removing snow after a snow event. And this would actually -- the area that I'm asking to enlarge the curb cut is an area where a car would be allowed to be parked on the street, so it would actually get one more car off the street. It's a
MR. KAPELL: Yeah. I'm going to reconstruct the parking area back there, so this would be the right time.

CHAIRMAN JAUQUET: So you're basically going to relandscape the whole thing, parking, the grass, sidewalk?

MR. KAPELL: Yeah. Right back there, if you look and see, it's badly deteriorated concrete. It's a concrete pad. I'm going to rip all that up, reconstruct the parking area, and while I'm at it, I would reconstruct the curb cut.

CHAIRMAN JAUQUET: Yeah. So it goes right to the property line on the north side.

MR. KAPELL: Right.

CHAIRMAN JAUQUET: And then where the --

MR. KAPELL: And the other -- we're going do -- the other slight improvement we're going to
make is to relocate the dumpster, which right now is in the -- in the parking space that you see to the right is where the dumpster sits now. We're going to move it back on the property to give its own little area, and fence it in so it's more in the street, and that will also improve the parking arrangement.

CHAIRMAN JAUQUET: Bushes or -- do they stay or go?

MR. KAPELL: No. Those are bushes we're planning on installing.

CHAIRMAN JAUQUET: Say that again.

MR. KAPELL: Those are bushes we're planning on putting in.

MR. DOWLING: What about the ones that are in the picture?

CHAIRMAN JAUQUET: I mean, the ones that are in the picture.

MR. KAPELL: Oh, the line of -- it's forsythia, it's like a forsythia hedge. That's going to say.
MR. DOWLING: But it doesn't say it on the site plan, that's all.

MR. KAPELL: Can I see the picture you're looking at?

MR. DOWLING: So your site plan has parking right up to the line there.

MR. KAPELL: Yes.

MR. DOWLING: The picture has the forsythia there?

MR. KAPELL: Yeah. We just trim that back. I mean, it's actually -- I think it's mostly on my neighbor's property, frankly.

MR. DOWLING: Okay.

MR. KAPELL: There's a --

CHAIRMAN JAUQUET: You're going to add a fence there?

MR. KAPELL: No. Not along the side, no, because that's what the hedge row does, apparently.

CHAIRMAN JAUQUET: What it does.

MR. KAPELL: We will fence in the --
MR. DOWLING: The dumpster area.

MR. KAPELL: The dumpster area, which is about here.

CHAIRMAN JAUQUET: Oh, right.

MR. KAPELL: But inside, you can barely make it out there, but there's a concrete curb that runs along that entire line. That is the property line, so the hedge is actually on the neighbor's property. What I do is trim it back.

CHAIRMAN JAUQUET: Oh, I see that.

MR. KAPELL: That's all I've got.

MS. MUNDUS: I think it's going to be a great improvement.

MR. KAPELL: Thank you.

MR. MC MAHON: Yeah.

MR. BURNS: Me, too.

MR. MC MAHON: I have issue with this.

CHAIRMAN JAUQUET: Yeah, I don't either. Okay. So we're going to vote on it next week.

MR. KAPELL: Thank you very much, I appreciate it.

CHAIRMAN JAUQUET: Right, we do that next

Work Session 7/31/14
MR. DOWLING: Yes.

MR. KAPELL: Take care. Thank you.

CHAIRMAN JAUQUET: Thank you, Dave.

MS. MUNDUS: Thank you.

CHAIRMAN JAUQUET: Okay. All right.

Number 3 is a motion to accept an application for a site plan approval. The applicant is Ken Ludacer, and he has proposed to construct a single-family home on the vacant lot between 133 and 130 -- 131 and 133 Sixth Street; District 1001, Section 7, Block 1, Lot 15.2. Hi.

MR. LUDACER: Hi. Yes, I'm Ken Ludacer.

And I think you -- I think you have the --

CHAIRMAN JAUQUET: We have your --

MR. LUDACER: Survey.

CHAIRMAN JAUQUET: Survey.

MR. LUDACER: Yeah.

CHAIRMAN JAUQUET: I guess this is sort of your site plan.

MR. LUDACER: Yeah. What I'm proposing is a 1400 square foot --

MR. DOWLING: No, this is the other one.

CHAIRMAN JAUQUET: This isn't -- oh, wait,
I've got the wrong one. I'm sorry. Sorry. Is it this one?

MR. DOWLING: That's the one, yeah.

MS. MUNDUS: Sixth Street.

CHAIRMAN JAUQUET: Okay, go ahead. Sorry.

MR. LUDACER: Well, the survey probably gives the best overview. It's a -- what I'm proposing is a 1400 square foot single-family dwelling to be built, in as much as this lot has, since Hurricane Sandy, been redesignated a Flood Zone to be -- the house to be elevated on seven-foot cement piers, such that I'll have, you know, head room clearance underneath it.

CHAIRMAN JAUQUET: Right.

MR. LUDACER: You can see like a --

CHAIRMAN JAUQUET: Does that go above the ground? Do you see that?

MR. LUDACER: Does it go above the ground?

Yes, there's piers.

CHAIRMAN JAUQUET: I guess there's elevations in here. I didn't look at it.
MR. LUDACER: No, there's not elevations.

CHAIRMAN JAQUET: There aren't any?

MR. LUDACER: There is a -- you should have a pier --

CHAIRMAN JAQUET: Plan?

MS. MUNDUS: I did read the fine print and it says -- the foundation plan is on Page 2A, and we have Page 2 and Page 3. So that part -- because I also had the same question.

MR. LUDACER: Yeah.

MS. MUNDUS: What does the foundation, raised foundation look like, and how tall is it, and I couldn't figure that out.

CHAIRMAN JAQUET: Anyway, do you want to just tell us before we start asking questions?

MS. WINGATE: I think it's on 2A, on the last page I attached to at the end.

MR. LUDACER: Yeah, I can give you this foundation plan. It's basically on these piers. These piers would be elevated seven feet.

MS. MUNDUS: So it's open between these?
MR. LUDACER: Yes.

MS. MUNDUS: So is it sheathed at all or is it completely --

MR. LUDACER: No, it's open, which is, you know, recommended.

MS. MUNDUS: Right.

MR. LUDACER: And, you know, it's not dissimilar. Actually the architect who's doing the cement piers, he's doing a lot of work Up-Island with a lot of the coastal towns.

CHAIRMAN JAUQUET: Oh.

MR. LUDACER: Ocean -- you know, Brightwaters, since a lot of those houses are now being similarly elevated.

CHAIRMAN JAUQUET: So what happens with the -- well, maybe you should just tell us what the project is, I mean, instead of us interrupting you.

MR. LUDACER: Okay. Well, I mean, as you can see, you know, the front, the front setback, I have, you know, 40 feet, as opposed to I think
the 30 feet required by code.

CHAIRMAN JAQUET: Okay.

MR. LUDACER: That was --

CHAIRMAN JAQUET: Yeah.

MR. LUDACER: I mean, you can see generally from the size of the footprint that it's, you know -- it's -- you know, this lot is not all being, you know, maximized in terms of build-out. It's actually, you know, for the lot, you know, a very kind of understated proposal. I'm using the -- there's an existing curb cut there, which I plan to use. That's to the --

MS. MUNDUS: South.

Work Session 7/31/14

MR. LUDACER: On the -- yeah, the southern, southern end there.

CHAIRMAN JAQUET: Oh, and that's -- and then the sidewalk that's there is already there?

MR. LUDACER: Yes.

CHAIRMAN JAQUET: Yeah, okay.

MR. LUDACER: The sidewalk is existing.

CHAIRMAN JAQUET: So the house itself is
30-by-45?

MR. LUDACER: Thirty-by-45, with a -- not including a 10-foot porch. So, actually, the --

CHAIRMAN JAUQUET: In front.

MR. LUDACER: The overall, you know, scope, would be 30-by-55.

CHAIRMAN JAUQUET: I see that. And then this elevation that you have here shows a one-story house?

MR. LUDACER: Yeah, it will be one story, again, on the piers. So the overall height is, you know, roughly 23 feet.

CHAIRMAN JAUQUET: Is that a cathedral ceiling on the inside?

MR. LUDACER: No, it's not cathedral. It's going to be a flat ceiling with a hip roof.

CHAIRMAN JAUQUET: And those steps in front, those --

MR. LUDACER: Yeah, I --

CHAIRMAN JAUQUET: The elevation of the building, those steps go down seven; is that how
that works?

MR. LUDACER: Yeah. Actually, I've been talking with the architect and have redesigned that. Actually, the steps now are going to be on the southern side of the porch.

CHAIRMAN JAUQUET: Like you have drawn in by hand in the front?

MR. LUDACER: Yeah, but, you know, that drawing has since been --

CHAIRMAN JAUQUET: What was your original idea? It's up seven feet above the ground, right?

MR. LUDACER: Yeah.

CHAIRMAN JAUQUET: To put steps in front along the Sixth Street side, so that when you look at it, you see the steps instead of underneath the house, was that the idea? Was that one of the ideas, architecturally?

MR. LUDACER: Well, yeah. I mean, I had an idea. I'm not sure what it was exactly, I mean, because at first I was thinking, well, it would
be nice to, you know, maybe be able to pull a car
down underneath, but then I, you know, sort of
scrapped that idea. And then I ultimately
decided, since I might want to use the porch
under the house as sort of a patio area, that I'd
move these steps to the southern side of the
house, and maybe just kind of, you know, go right
up the side.

CHAIRMAN JAUQUET: And then you still see
through.

MR. LUDACER: Yeah.

CHAIRMAN JAUQUET: Right. Oh, so the idea
underneath is to make an outdoor space?

MR. LUDACER: Yeah, you know, that could
conceivably be used for --

CHAIRMAN JAUQUET: So basically a slab and
then piers?

MR. LUDACER: Yeah. It's not a slab, it's
going to be like crushed, crushed stone.

CHAIRMAN JAUQUET: Oh, right, you don't
really have to be a slab, do you?

MR. LUDACER: Yeah. And, right now, which
I intend to keep, there are, you know, some large
hedges, you know, probably 10, 12-foot hedges in
front of the -- in front of the lot.
CHAIRMAN JAUQUET: Oh, in front, yeah.

MS. MUNDUS: It's a nice mature hedge.

MR. BURNS: Is the FEMA requirement an elevated house if you build in this spot?

MR. LUDACER: Yes, actually, I think it is.

MR. BURNS: Is it?

MR. LUDACER: Yeah.

MR. LUDACER: I mean, at least to --

MS. MUNDUS: The first ground floor has to be.

MR. LUDACER: Well, I don't want to --

MS. MUNDUS: It wouldn't -- if your property was bigger, you could theoretically berm around it and build a hill.

MR. LUDACER: Oh, yes.

MS. MUNDUS: As long as your first floor is whatever FEMA says it has to be. Otherwise, you'll never get insurance.

MR. LUDACER: Yeah. I mean, this reminded me a lot of -- you know, a lot of --

MS. MUNDUS: North Carolina.
MR. LUDACER: Yeah, North Carolina, and what's fast becoming, you know, coastal houses here on Long Island.

MS. MUNDUS: Right.

CHAIRMAN JAUQUET: Right.

MR. LUDACER: I expect this --

MS. MUNDUS: Did they require you to do any kind of groundwater elevation, find out where the water is under the ground?

MR. LUDACER: Yeah. We've done a soil with the architect. Before he did the foundation pier plan, we did a soil compression test, you know, and I just forwarded the data to him, I didn't really --

MS. MUNDUS: Did you have to dig a test hole and found out where the water --

MR. LUDACER: Yeah.

MS. MUNDUS: The normal average water is? What is the groundwater elevation there?

MR. LUDACER: I think they -- I think they said five feet down.
MS. MUNDUS: Oh. So your propane tank is okay buried underground, right?

MR. LUDACER: Well, I mean, again, I can't speak directly to that, but that's, you know.

CHAIRMAN JAUQUET: All right. So you're going to build a three-bedroom house. Is this going to be rental or --

MR. LUDACER: No.

CHAIRMAN JAUQUET: -- season rental, you know?

MR. LUDACER: No.

CHAIRMAN JAUQUET: July, August?

MR. LUDACER: I'm actually planning on -- planning on living there myself.

CHAIRMAN JAUQUET: Oh, I see. All right. So what's the facade finish going to be, wood or vinyl?

MR. LUDACER: Yeah, cedar plank siding.

CHAIRMAN JAUQUET: Vertical?

MR. LUDACER: Yeah.

CHAIRMAN JAUQUET: And the roof material at
MR. LUDACER: I'm thinking asphalt.

CHAIRMAN JAUQUET: That's a lot of steps. You know, if you put like the steps in front of a museum kind of thing, it might be too many steps.

MR. LUDACER: Yeah. Well, actually --

CHAIRMAN JAUQUET: It's going up seven feet. I mean, you still got to get up there, though, with that stairway.

MR. LUDACER: Yeah. I think the steps -- I got the plans back from the architect, and, you know, it's got an eight inch rise.

CHAIRMAN JAUQUET: Yeah. How many would you need? You'd need 10 or so, 13 steps, maybe.

MR. LUDACER: Yeah. I mean, actually the steps, which I think it's three-feet-nine-inch-wide steps, and they will -- you know, to meet the back end of the porch, they will extend in front of the porch five-feet-six inches.

CHAIRMAN JAUQUET: So your plan, at this point, you're preferring to have the porch and
then the steps on the side?

MR. LUDACER: Up to the side, yeah.

CHAIRMAN JAUQUET: Instead of -- I like the idea of them. I don't know. I mean, I don't know what else to say or what else to ask.

MR. DOWLING: What is the exterior of the house going to be, is it shakes or --

MR. LUDACER: No, the cedar, vertical cedar plank siding, loose knot -- tight knot, rather.

MR. BURNS: Looks good to me.

MR. LUDACER: Thank you.

MR. BURNS: It would be a nice place to live.

MR. LUDACER: I'm hoping.

MS. MUNDUS: Do you live next door? Is this where it says --

MR. LUDACER: Yeah. We live next door at present. That house should be -- you know, the plan, they're supposed to be closing on it tomorrow. But we're still going to be, you know, living there for the next -- through mid
September. And I've walked — you know, actually, Dave is handling the sale. I've walked the — you know, showed the new buyers, you know, the plan.

CHAIRMAN JAUQUET: But they're aware of this plan, yeah.

MR. LUDACER: And, I mean, that was actually a contingent of, you know, their offer. They wanted to hear from me what was being proposed, and so I walked that off with them.

CHAIRMAN JAUQUET: Could you gone two stories above that?

MR. LUDACER: Yeah. Yes, I could have gone two stories. I could have gone wider, I could have gone longer

CHAIRMAN JAUQUET: You could have gone longer. And then the parking there is just this pad, an outdoor pad, the driveway pad?

MR. LUDACER: Yeah. Actually that's, yeah, just sort of, you know, driven-over grass at this point. That actually had been used and it did at
one point horseshoe around --

CHAIRMAN JAUQUET: To the back?

MR. LUDACER: -- into the next -- yeah, to the back of the adjoining property.

CHAIRMAN JAUQUET: Oh, I see.

MR. LUDACER: So, I mean, actually, it would be plenty easy to, you know, just, you know, pull a couple of cars up, you know, there.

CHAIRMAN JAUQUET: Is that enough for two cars in that pad?

MR. LUDACER: I don't know as it's drawn that it's enough, but --

CHAIRMAN JAUQUET: What do you want, two or one, do you think?

MR. DOWLING: It's like 50 feet.

CHAIRMAN JAUQUET: Oh, it's 50 feet? It's 40 feet. I guess that's enough. I mean, I don't know if that's enough. Oh, yeah, it's more than 40 feet.

MS. MUNDUS: Yeah.

CHAIRMAN JAUQUET: It is 50 feet.

MS. MUNDUS: And it's 20 feet wide between the houses.

CHAIRMAN JAUQUET: And what's that metal artwork going to be?
MS. MUNDUS: It's there.

MR. LUDACER: I'm planning on keeping it.

CHAIRMAN JAUQUET: It's there already?

MR. LUDACER: It's there already.

CHAIRMAN JAUQUET: Oh, I didn't know that.

MR. LUDACER: And I kind of, you know -- it's been there a long time.

CHAIRMAN JAUQUET: Oh, I recognize that.

MR. LUDACER: I've gotten fond of it, so.

CHAIRMAN JAUQUET: It might be like that post office -- that post box they took down.

MR. LUDACER: Oh,

CHAIRMAN JAUQUET: You better watch it.

MS. MUNDUS: So these are extra wide footings, because they sit on the ground, or they sit below ground?

MR. LUDACER: They extend below ground, I was told, but I think he said three or four feet below ground.

MS. MUNDUS: And then they poured the piers right on top of them, right?
MR. LUDACER: I think they probably -- you know, it's probably -- you know, they plywood mold it out in one piece.

CHAIRMAN JAUQUET: Are they square? Are they square or are those round?

MR. DOWLING: Squares.

MR. LUDACER: They're square.

CHAIRMAN JAUQUET: They're more of the sort that is -- while being utilitarian, they also have an aesthetic aspect to them, since they're on view. I mean, what's your feeling about that?

MS. MUNDUS: If you're a minimalist. It's concrete, poured concrete.

MR. LUDACER: Yeah. I mean, I kind of like the aesthetic, you know, for the utilitarian aspect of it.

CHAIRMAN JAUQUET: Better than those round ones, where you see the seams; you know what I mean?

MR. LUDACER: Uh-huh.

CHAIRMAN JAUQUET: Anyway, so what do we
do? We're going to vote on this next week, right, because this is a work session.

MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: I think all we have to do is approve it.

MR. DOWLING: And we're going to just need and elevated drawing, the stuff that he's had hand-drawn on there.

CHAIRMAN JAUQUET: That's right, yeah. But when these things go through like this, you know, these plans, architectural plans along the way change. So how do we deal with that as --

MR. PROKOP: Well, it should be -- there should be a written --

CHAIRMAN JAUQUET: I mean, I --

MR. PROKOP: Excuse me, I'm sorry.

CHAIRMAN JAUQUET: You know, as plans change like this, do we get involved? We don't have to look at it again, do we? No.

MS. WINGATE: Not generally.

CHAIRMAN JAUQUET: Yeah. Well, then can we
request this drawn in, and an elevation that
shows the -- how it's going to look with those
stairs going up, and then, you know, the
architect show us how we're going to look through
the bottom of the house? Can we ask for that?

MS. WINGATE: Sure.

CHAIRMAN JAUQUET: Is that a problem to
get?

MR. LUDACER: I will text the builder.

CHAIRMAN JAUQUET: Because we're not going
to vote on it until next week, because that's the
way the Planning Board works. So there's some

sort of drawing? I don't know how --

MR. DOWLING: Here's the revised front
elevation with the stairs, how they're going to
be, and you can see the posts as well.

MR. LUDACER: Yeah. I have new foundation
plans, then, with the stairs. I just haven't
printed them out yet.

MS. MUNDUS: That was the confusing part
for us to review, because this one is from the
finished floor up.

MR. LUDACER: Yeah, yeah.

MS. MUNDUS: So you see the whole construction of the building on top, but we don't see the big picture with the piers and what's it's going to look like on the --

MR. LUDACER: Yeah. That's because I have the builder doing the house and architect with the foundation.

CHAIRMAN JAUQUET: Well, if you could get --

MR. LUDACER: And with the elevation plan, I will get them to --

CHAIRMAN JAUQUET: Get that to Eileen before next week, so that it's here and we can look at it.

Work Session 7/31/14

MS. WINGATE: Often, with modular houses like this --

CHAIRMAN JAUQUET: That's what I was wondering. It is modular?

MR. LUDACER: Yes.
MS. WINGATE: The builder is only responsible for the house, and then usually a local architect will do the decks.

CHAIRMAN JAUQUET: Right.

MS. WINGATE: So I almost never get to see the house with the deck at the same time. The deck usually comes --

CHAIRMAN JAUQUET: That's why, yeah. But he says he can probably give us a sketch of some sort showing the combined --

MR. LUDACER: Yeah. I'll see if --

CHAIRMAN JAUQUET: -- people.

MR. LUDACER: -- one or the other can, you know.

CHAIRMAN JAUQUET: Because now I can -- we like to see is that the facade and the way it impacts the view from the sidewalk and people walking by, because somebody is going -- you know, it is on view, like any other house.

MS. MUNDUS: There is a giant hedge

Work Session 7/31/14

there --
CHAIRMAN JAUQUET: I know, but still.

MS. MUNDUS: -- so you probably won't even see it.

CHAIRMAN JAUQUET: But still.

MR. DOWLING: How tall is the hedge?

MS. MUNDUS: Pretty tall.

MR. LUDACER: It's probably too tall right now.

CHAIRMAN JAUQUET: So we'll have a sketch, right?

MR. LUDACER: Yes. I'll have one of them --

CHAIRMAN JAUQUET: Showing how the stairs in the front and the space underneath is going to look.

MR. LUDACER: Yeah.

CHAIRMAN JAUQUET: Okay. All right.

Anything else on this?

MR. PROKOP: What I would recommend you do is do like a one-paragraph decision, and then reference the last set of plans in the decision, so you know basically what the layout is of the outside, you know, the driveway and things like that that are important to the Board.
CHAIRMAN JAUQUET: Well, how should we word that?

MR. PROKOP: Well, just that -- you know, just say that you're approving it, and just say, you know, "As shown in the plans." Yeah, plan drawn by whatever, whoever drew this, Hands On Surveying.

CHAIRMAN JAUQUET: Okay.

MR. PROKOP: Plus this other plan that you're going to have, just to have that, so, you know, you don't have a surprise later on.

CHAIRMAN JAUQUET: Okay.

MS. MUNDUS: Is the driveway material listed on your site plan, how you're going to construct the driveway?

MR. LUDACER: It's not, but I was thinking, I mean, like, you know, crushed stone as well.

MS. MUNDUS: Because what we really do, we try to encourage permeable materials, not blacktop.

MR. LUDACER: Yeah, I'm not a big fan of asphalt.
MS. MUNDUS: Yeah. It showed that big wall right there. As water comes over, it's going to stand in there.

Work Session 7/31/14

CHAIRMAN JAUQUET: Should we work that out now, then?

MR. PROKOP: Yes.

CHAIRMAN JAUQUET: Okay. So we're going to approve -- it's going to be a motion to approve the site plan.

MR. PROKOP: Well, not now, I'm sorry, next week.

CHAIRMAN JAUQUET: I know, but do we have to work out the wording of that motion right now?

MR. PROKOP: Yeah. I would do that, yes, and then we could --

CHAIRMAN JAUQUET: Right now?

CHAIRMAN JAUQUET: I would recommend you do that, yes.

CHAIRMAN JAUQUET: I'll do that, okay. So we'll just do it. Okay.

MR. LUDACER: Okay. Thank you.
MR. BURNS: Thank you.

MS. MUNDUS: Thank you. Good luck with the project.

CHAIRMAN JAUQUET: Okay. All right.

Number 4 is discussion regarding an application for site plan approval for Joseph Henry for the construction of a new mixed use building with commercial space on the first floor and a second floor residential unit. The proposed construction is located at 421 First Street; District 1001, Block 4, Lot -- Section 4, Block 6, Lot 36.

You can just describe to us what you're going to do.

MR. HENRY: Joseph Henry, and I reside at 421 First Street. I live at that -- I live at that property, and I want to build another building with a pet store and an apartment above it. So what I'm proposing is a store, a pet store with an apartment.

MS. MUNDUS: So can you help guide us a
MR. HENRY: Yes.
MS. MUNDUS: It's a very complex piece of property.
MR. HENRY: Right. Can I approach you?
MS. MUNDUS: Yeah, yeah, please. And without walking through the gate, and I stood there and I --
MR. HENRY: This is the existing house here. The orange color is the proposed new building.

MS. MUNDUS: Okay.
MR. HENRY: The yellow is the porch around it. And I'm also proposing a pool, too, at the same time, which is located right here. This is a preexisting building, this is a preexisting building. This building was built probably about five, six years ago. I also would like to move my driveway a little bit. Right now, the driveway is on the property line. I'd like to move it off the property line three feet, and I'm
proposing to put a tree line down along the property line.

CHAIRMAN JAUQUET: How tall are the trees? What kind of trees?

MR. HENRY: Like a Leyland cypress or arborvitaes, just to separate the driveway from my neighbor.

CHAIRMAN JAUQUET: And the people next door, this is the driveway, right, for the Vine, wine and --

MR. HENRY: Actually, it looks --

CHAIRMAN JAUQUET: How much space is there?

MR. HENRY: Okay. There's a house between Vine, the restaurant.

CHAIRMAN JAUQUET: Oh, there is?

MR. HENRY: Yeah, there's a house. Her driveway is next to Vine.

CHAIRMAN JAUQUET: Okay.

MR. HENRY: What you're looking at here is actually her -- there's a bay window.

CHAIRMAN JAUQUET: Yeah, right, right. I
have to go by there.

MR. HENRY: And that's like right next to my driveway.

MS. MUNDUS: So this is your building, your building back here?

MR. HENRY: Right. There's two apartments above that.

MS. MUNDUS: Okay. And what is the barn being used for?

MR. HENRY: That's just storage downstairs, and there's an apartment up there.

CHAIRMAN JAQUET: Oh, that's storage for your business and stuff?

MR. HENRY: Yes.

CHAIRMAN JAQUET: So does this pool go with like the pet store or --

MR. HENRY: No, the pool is for me.

CHAIRMAN JAQUET: It's for you, okay.

MR. HENRY: The pet store me and my daughter plan on running. My daughter's here, and the pet store is what -- we had a pet
CHAIRMAN JAUQUET: Yeah, I know. I know, yeah.

MR. HENRY: -- maybe 10 years ago.

CHAIRMAN JAUQUET: Yeah, right.

MR. HENRY: And right now, it's a little office, but it was kind of small for a pet store. And we really enjoyed it, and now we want to build a --

CHAIRMAN JAUQUET: Do it again, yeah.

MR. HENRY: -- decent size store.

CHAIRMAN JAUQUET: All right. And so what it, upstairs where you have a three-bedroom apartment?

MR. HENRY: No, it's just one bedroom.

CHAIRMAN JAUQUET: One-bedroom apartment?

MR. HENRY: Yeah.

CHAIRMAN JAUQUET: That big?

MR. HENRY: Yeah.

CHAIRMAN JAUQUET: I mean, at 1500 square feet?

MR. HENRY: You know, just I try -- I live there, and it's just -- you know, if there's a
lot of kids, there's really no place for the kids to play.

CHAIRMAN JAUQUET: You're going to use that yourself and vice versa?

MR. HENRY: No, that I'll rent. I live here, I live in this one.

CHAIRMAN JAUQUET: Yeah, I know. I just wondered, the upstairs apartment is --

MR. HENRY: Actually, do you have the plans, the building plans?

MS. MUNDUS: We have --

CHAIRMAN JAUQUET: I don't know.

MS. MUNDUS: No. We have the elevations. Well, we have the floor plan and an elevation.

MR. HENRY: That's -- you know, that's not written in stone yet, but that's basically the look of it, and elevation.

MS. MUNDUS: So this one would be this one, like this?

MR. HENRY: Correct. Correct, facing the street.

CHAIRMAN JAUQUET: And then you're going to do something with the parking, I guess, right?
MR. HENRY: Yes, this is the parking I have laid out and the spaces, lined spaces.

Work Session 7/31/14

MR. DOWLING: So you're not really increasing the parking space, you have it already.

MR. HENRY: I have A, B, C, D, because there's actually a door, a garage space inside, too.

MS. MUNDUS: I hate to sound ignorant, but where is the North Fork Housing Alliance?

MR. HENRY: It's the North Fork Alliance.

MS. MUNDUS: Excuse me.

MR. HENRY: Okay, which is right here.

MS. MUNDUS: Okay, good, so I'm not confused. Okay. All right.

MR. HENRY: Originally, I had a pet store in this part, right here.

MS. MUNDUS: Okay.

MR. DOWLING: So where is the dog going to go?

MR. HENRY: The dog is go in the property in the back, right in here.
MR. DOWLING: I like that dog.

MR. HENRY: I know. He's getting older now.

CHAIRMAN JAUQUET: That dog runs hot and cold. Sometimes it's friendly, and sometimes it's barking.

Work Session 7/31/14

MR. DOWLING: Never barked at me once.

CHAIRMAN JAUQUET: Oh, really?

MR. HENRY: Well, he goes after other dogs, but everybody's feeding him, so.

MS. MUNDUS: So what goes -- what's the material around the pool?

MR. HENRY: The pool, I'm not sure what I want to use yet. I probably -- once the pool's in, it's going to settle for a year before I can do anything. I always like the Stampcrete. It's like a cement. It's like, you know, they stamp it, they color it, so it looks like block, rather than the stone, because the stone I don't particularly like, because, you know, it gets the ants in between, and the sand and all that, weeds
and all that. So I like the Stampcrete.

MS. MUNDUS: I guess the reason I was asking you is that this is such a highly -- there's a lot of stuff going on in this one lot.

MR. DOWLING: Yes.

MS. MUNDUS: You know, the pitch and all this, you have to pitch away from the pool so it doesn't go in the pool, but where does it pitch to?

MR. HENRY: Pitch what?

MS. MUNDUS: The water.

MR. HENRY: Oh, the water? Well, I could have it drain --

MS. MUNDUS: This is a hard surface and it --

MR. HENRY: Oh, that way. Well, I'm going to have -- I drains. These are existing drains.

MS. MUNDUS: Okay.

MR. HENRY: All right? And I need to at drains for this here.

CHAIRMAN JAUQUET: Oh, you have one drawn right here, two new dry wells.
MR. HENRY: Yeah, two. There will be two drains added, really, basically for the roof runoff of the building.

CHAIRMAN JAUQUET: So you have a one-bedroom apartment up there that you're going to rent?

MR. HENRY: Correct.

MS. MUNDUS: So then, when you -- when you drop the pool in the wintertime, before you put your cover on, where does the water go?

MR. HENRY: Oh, it stays in the pool.

MS. MUNDUS: All of it?

MR. HENRY: Oh, yeah.

MS. MUNDUS: With my pool, they drop it down a little bit, they pump a little bit out.

MR. HENRY: Well, they can pump it into a -- into the drain. But I have a pool there now. I just -- I can do it myself. I don't take any of it out. This particular pool is going to be -- it's a one-piece pool. It's a fiberglass pool and they just dig a hole.
CHAIRMAN JAUQUET: Oh, really?

MR. HENRY: Because we do have a problem, a water table problem there.

MS. MUNDUS: Right.

MR. HENRY: Like behind Second Street there, it always gets flooded. So if you dig down too deep, you will hit water.

CHAIRMAN JAUQUET: So you're going to find a renter for that apartment, is that what you'll do?

MR. HENRY: Yes.

CHAIRMAN JAUQUET: It seems like a lot -- an awfully big apartment for just a one-bedroom. Why didn't you put two bedrooms in?

MR. HENRY: Because I had said, you know, I don't want a lot of children running -- you know, where are they going to go, play in the driveway? You know --

CHAIRMAN JAUQUET: Oh, right. So you want a single or a couple, professional.

MR. HENRY: I mean, I have children, I have
three children myself, but it's just not big enough.

CHAIRMAN JAQUET: No, I understand. I understand.

MR. HENRY: Even my other apartments, they're one-bedroom apartments.

CHAIRMAN JAQUET: That answers the question. Then there's a great big attic, or is that the basement?

MR. HENRY: That's the basement.

CHAIRMAN JAQUET: And then two floors above.

MS. MUNDUS: And on your first-floor plan, may I ask you, is this all pet store?

MR. HENRY: Yes.

MS. MUNDUS: Or what is this? Is that part of the pet store retail space?

MR. HENRY: Yes. Yes, this is all pet store.

MS. MUNDUS: Okay, great.

CHAIRMAN JAQUET: And what's the facade treatment? What is --

MR. HENRY: I'll probably go with a wood
shingle. That's what they show on the plans right now, but that's what I'm leaning to, wood shingle.

CHAIRMEN JAUQUET: And an asphalt roof?

MR. HENRY: Excuse me?

CHAIRMEN JAUQUET: And an asphalt shingle roof.

MR. HENRY: Yes, asphalt architectural shingles.

CHAIRMEN JAUQUET: So do you have to --

MR. HENRY: I'm also the builder, too. I'll be doing it all myself, so.

CHAIRMEN JAUQUET: You're not required to have handicapped access, are you?

MR. HENRY: Yes. I have a handicapped on -- oh, it's on the site plan here. Right here is a lift, a handicapped lift?

CHAIRMEN JAUQUET: A lift?

MR. HENRY: Yes. Because, if I go with a handicapped ramp, we were trying to figure this out with the architect, it would have to be like a 41-foot ramp.

MS. MUNDUS: Yeah.
MR. HENRY: So it means like --

CHAIRMAN JAUQUET: I know.

---

MR. HENRY: -- if you come out this way, you have to have a landing come out, and it takes up a lot of space, and 41 feet is a long distance. So, at this point --

CHAIRMAN JAUQUET: What do they charge for a lift?

MR. HENRY: Actually, when I compared prices, I looked it up online and it's actually between like 12 and 15,000 for a lift.

CHAIRMAN JAUQUET: Yeah, I know, they're expensive.

MR. HENRY: But by the time you buy the material and build a 41-foot ramp, we're not that far away, so -- and, like I said, you know, I lose a lot of real estate.

CHAIRMAN JAUQUET: Do they have like a glass? Do you have like a Plexiglass door on one so you can see?

MR. HENRY: You see them a lot on churches.
CHAIRMAN JAUQUET: I know, I know. They're not that great looking.

MR. HENRY: No.

CHAIRMAN JAUQUET: And where does that get put, then?

MR. HENRY: That would be right next to the stairs. I have it located right next to the steps, right --

CHAIRMAN JAUQUET: You don't see them on the front?

MR. HENRY: Oh, no, it's on the site plan, it's not here.

CHAIRMAN JAUQUET: It's not here? Where does it go here?

MR. HENRY: Right here on the site plan, there's a step. Oh, here you go. Here's the steps leading up to the store, it's right here.

MR. DOWLING: So it will basically be in like in this spot, right here?

CHAIRMAN JAUQUET: So, it's right in this space here.
MR. HENRY: Yeah, I think it's right here, because there's steps to the apartment here, and there's steps here to the store.

CHAIRMAN JAUQUET: Oh, I see, that's the apartment.

MR. HENRY: So, yeah, it's not drawn in here, but I located it right there.

CHAIRMAN JAUQUET: Do you have pictures of those things, the way they're going to look?

MR. HENRY: I have a brochure.

CHAIRMAN JAUQUET: Why don't you bring that in? We can actually see, then. I don't like the way those look, but I don't know.

MR. HENRY: I had talked to Eileen. I said when I get started on building this, I don't know if it will work out, because until the building is there -- I'd like to put in a ramp. I have the store here, the existing store, and I'd like to -- if it would work, I don't know if it will work, though, if I could start with a ramp here and go to here, because right now there's a
step -- this isn't handicapped accessible. So, if I put a ramp in here and to this door, I possibly could go this way with the ramp, but I don't know. You know, that's like once the footing's there and the building's there, I don't know if it will work. I don't know yet.

CHAIRMAN JAUQUET: You have to have a handicapped?

MR. HENRY: Yes. Right, Eileen, I need a handicapped?

MS. WINGATE: Yes, he needs handicapped access.

MR. HENRY: I mean, I don't have a problem locating it somewhere else, but I don't know if that would work. You know, it could be on the side.

MS. MUNDUS: Yeah. You probably have enough pitch on -- to do it on this side where your garden is, on the south side, running it this way, but it would be ugly as sin.

MR. HENRY: Well, as far as the
handicapped?

MS. MUNDUS: Yes.

MR. HENRY: Yeah. Because, you know, most of the time -- when I had the store before, most people got on their phone and said, "Can you bring me out dog" -- you know, people that were handicapped that didn't want get out of the car, "Can bring me out dog food?" And we'd just have it all ready and we'd come out.

MS. MUNDUS: You need a drive-thru window.

MR. HENRY: So, you know, they call you up and --

CHAIRMAN JAUQUET: How does Vine do their handicapped?

MR. DOWLING: They have a ramp. Well, at First and South, but they have a ramp.

MR. HENRY: Except their ramp, it's -- I mean, you have to go one foot by -- you can go --

for every one inch, you have to come out a foot. So, if this building here, the elevation I think is 30, 31 inches --
CHAIRMAN JAUQUET: Off the ground?

MR. HENRY: -- above grade, so you got to come out 31 feet.

MS. MUNDUS: And you have 37 on the building

CHAIRMAN JAUQUET: Yeah. Well, I'm not -- you know, it's not up to me.

MR. HENRY: And if I did that, you know, I like to put plants in here, I'm going to lose my plants now.

MS. MUNDUS: Right.

MR. HENRY: I thought it would look nicer that way.

MS. MUNDUS: Yeah. Well, don't forget that the pool, safety fence around the pool has to go over here, too, in this garden somehow.

MR. HENRY: Yes. They're already -- well, some of the fences have to get moved, because I have the fence going this way. Yeah, there'll be a fence here, where I've located it.

MS. MUNDUS: Because that's going to be tricky. If this is an open porch, that's going
to be access to the pool area from this walkway
through this garden, unless a fence —

MR. HENRY: Right. No, there'll be a fence there. But, actually, that porch really was for
the -- you know, I had the pet store anyway, so I might sit there. When somebody comes in, you
know, I could sit there by the pool and walk through the door to get back in the store.
That's the reason why I put that in.

CHAIRMAN JAUQUET: All right.

MR. HENRY: And right now it's crushed stone. There's stone now, there's bluestone in
the driveway now that's existing.

CHAIRMAN JAUQUET: You're going to continue that with the --

MR. HENRY: Yes. I could place that --

CHAIRMAN JAUQUET: When you reposition?

MR. HENRY: I'm looking to move the driveway over three feet so I could get a row of shrubs down.

CHAIRMAN JAUQUET: Right. And you're going continue the crushed bluestone?

MR. HENRY: Yes.

CHAIRMAN JAUQUET: All right.
MR. DOWLING: Is there anything on the

books as far as overcrowding of land, or
overpopulation of land, or anything like that? I
mean, there's a lot of -- land is disappearing
here from this lot.

MS. MUNDUS: This is commercial -- they
have commercial property. But you're in the
residential, but not commercial.

MR. HENRY: I'm not over my lot coverage,
as far as -- actually, I'm still under my lot
coverage as far as building space, I mean, in the
Commercial District

CHAIRMAN JAUQUET: I don't know, it's a lot
in one lot, but, you know, still, it creates a
more unbroken commercial extension from the IGA
out.

MR. HENRY: Yeah. At one time --

CHAIRMAN JAUQUET: Are you on the IGA
street?

MR. DOWLING: Yeah.

MR. HENRY: Yeah. Well, I'm the first
street in. This at one time, because there was four lots here, there was one, two, three, four. Oh, here is lot four. So it was actually four lots and they combined it all together.

CHAIRMAN JAUQUET: It's one of the biggest commercial lots in town.

MR. HENRY: It is. I would say, I mean, if you got to take away Mitchell's, and maybe Claudio's might be bigger, and make the whole --

CHAIRMAN JAUQUET: And Clark's.

MR. HENRY: So I would say maybe the fourth largest commercial. And this is my last project, but this was --

MS. MUNDUS: Well, you did a great job with this garage back here, yeah.

MR. HENRY: You know, so that was the last plan.

MR. BURNS: I say we put it on the agenda.

MS. MUNDUS: Yeah.

CHAIRMAN JAUQUET: So we're going to vote on it next week.
MR. HENRY: Okay.

CHAIRMAN JAUQUET: I mean, next week is the voting session. Do you have more concern? Do you have concerns?

MS. MUNDUS: Well, this is going to be highly --

MR. DOWLING: I'm just not a fan of building on open spaces, personally.

CHAIRMAN JAUQUET: Yeah, I know.

MR. DOWLING: Personally, that's my feeling.

CHAIRMAN JAUQUET: What is the FAR on your piece?

MR. HENRY: Excuse me?

CHAIRMAN JAUQUET: What is the FAR on your piece?

MR. HENRY: What's --

CHAIRMAN JAUQUET: The floor area ratio, what's the percentage, do you know?

MR. HENRY: Do you have that?
CHAIRMAN JAUQUET: Is it 100% or --

MS. WINGATE: I'm sorry, I missed that.

CHAIRMAN JAUQUET: What's the commercial FAR on where he is?

MR. HENRY: I think it's 40%.

MS. WINGATE: Forty percent lot coverage.

CHAIRMAN JAUQUET: Yeah. What are you up to on your --

MS. WINGATE: He's right there.

MR. HENRY: But I'm still under the 40%. I could add another -- little more decking or something. I got like 200 square feet.

MS. WINGATE: Yeah, he could have a shed beyond this one.

MR. HENRY: I mean, you know, most of the Village of Greenport, most of the stores are --

CHAIRMAN JAUQUET: Yeah, I know.

MR. HENRY: -- 80 to 100% square foot. I'm under 40. You know, right now, I'm like 20, whatever, now.

CHAIRMAN JAUQUET: You're under the current
ordinance.

MR. HENRY: I'm nowhere close to what's allowed.

CHAIRMAN JAUQUET: All right.

MS. MUNDUS: Well, I think we need a pet store, for sure.

CHAIRMAN JAUQUET: You do?

MS. MUNDUS: Yeah. They're going out of business.

MR. DOWLING: She just bought it.

MS. MUNDUS: Oh, I didn't know that.

CHAIRMAN JAUQUET: Who's going out of business?

MS. MUNDUS: I didn't know that.

CHAIRMAN JAUQUET: There's another pet store in town?

MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: Where?

MR. DOWLING: On Front Street.

CHAIRMAN JAUQUET: They sell live animals?

MR. DOWLING: No, they sell pet foot.
CHAIRMAN JAUQUET: Oh, right. That's part of your business, is food and --

MR. HENRY: Well, what we had — what we had — we never dealt with cats and dogs. That was something brought up when we did a site plan back when we started. We're still not doing cats. You know, we're not going to have cats and dogs there, or anything like that. But we have — what I'm into is the fish. I love the fish, tropical fish, pond fish.

CHAIRMAN JAUQUET: Yeah. That's actually a good question.

MR. HENRY: So there's live — you know, there's live fish there, you know, your regular things, your hamsters and that kind of stuff, iguanas, if you're into that kind of stuff.

CHAIRMAN JAUQUET: But you're not going to have cats and dogs in cages?

MR. HENRY: No.

MS. MUNDUS: No spiders and snakes?

MR. HENRY: No, we'll have snakes. We had
snakes at the last store. Believe it or not, there are some snake lovers, not me, but there are snake lovers.

	CHAIRMAN JAUQUET: Boa constrictors.

	MR. HENRY: Birds, too. Birds and --

	CHAIRMAN JAUQUET: Yeah, right.

	MR. HENRY: -- parakeets.

	CHAIRMAN JAUQUET: And pet foot and accoutrements?

	MR. HENRY: Yes.

	CHAIRMAN JAUQUET: All that hardware.

Okay.

	MR. PROKOP: He made need to go to the Zoning Board. We're talking about that. We'll tell you -- we'll come up with that in the next day or so, you know, definitely prior to next week.

	CHAIRMAN JAUQUET: Zoning Board for?

	MS. WINGATE: There's a section of the code, I believe 118. For the same reason that Dave Kapell does not have to go for a site plan approval, Joe may have to, because it says here, I'm looking for it, 17 -- was it 17(b)?

	MR. PROKOP: You could have -- you can have residential space on a commercial lot above a
commercial -- above a commercial use or in an
accessory building, provided it existed as of
2002. Now it's not clear whether it means --
whether that -- that the building existed as of
2002, or that the apartment existed as of 2002,
but it definitely -- in former Mayor Kapell's
case, the building at least existed before 2002.
In this case, neither the building nor the
apartment existed before 2002. So we may need to
ask him to go to the -- make an application to
the ZBA. We'll definitively do that -- you know,
we'll definitively decide that within the next
day or two. I just became aware of this a few
minutes ago.

CHAIRMAN JAUQUET: Oh, okay.

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

MR. HENRY: What do I need to ask for?

MS. WINGATE: A residential unit.

MR. HENRY: For an apartment above the
store?

MS. WINGATE: Yes.
MR. DOWLING: Because it's mixed use in --

MS. WINGATE: Because it's -- yes.

MR. DOWLING: -- a lot that's preexisting.

MR. PROKOP: The code allows mixed use,

provided the building --


CHAIRMAN JAUQUET: Okay. So that's a zoning issue.

MR. PROKOP: Yeah.

CHAIRMAN JAUQUET: Okay.

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

CHAIRMAN JAUQUET: So you have to be in touch with the Building Department.

MR. BURNS: So we can't vote on it until the ZBA --

MR. PROKOP: You know, it's looking like we can't vote on it. I mean, I pointed this out to Eileen when I saw the application tonight, but the -- so far, we're sort of in agreement, but we're going to do some more research between now and next week.
CHAIRMAN JAUQUET: Okay.

MR. HENRY: Okay.

MS. MUNDUS: Thank you very much.

MR. HENRY: Thank you.

CHAIRMAN JAUQUET: Thanks, Henry.

Oh, wait, we've got to adjourn.

MS. MUNDUS: We have to approve the next meeting.

Work Session 7/31/14

CHAIRMAN JAUQUET: Okay. Number 5, motion to schedule the next regular session at 8/7/14, and the next work session for 8/28/14. A second?

MR. BURNS: Second.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MR. MC MAHON: Aye.

MS. MUNDUS: Aye.

CHAIRMAN JAUQUET: Aye.

Number 6, a motion to accept the minutes for the following: The July 3rd, 2014 regular meeting. Second?
14 MS. MUNDUS: Second.
15 CHAIRMAN JAUQUET: All in favor?
16 MR. BURNS: Aye.
17 MR. DOWLING: Aye.
18 MR. MC MAHON: Aye.
19 MS. MUNDUS: Aye.
20 CHAIRMAN JAUQUET: Aye.
21 A motion to adjourn. Second?
22 MS. MUNDUS: Aye.
23 CHAIRMAN JAUQUET: All in favor?
24 MR. BURNS: Aye.
25 MR. DOWLING: Aye.

Work Session 7/31/14

1 MR. MC MAHON: Aye.
2 MS. MUNDUS: Aye.
3 CHAIRMAN JAUQUET: Aye.
4 (Whereupon, the meeting was adjourned at
5 6:05 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 July 31, 2014.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of August, 2014.