

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

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8 Meeting held at the Greenport Firehouse
9 236 Third Street, Greenport, New York 11944

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- 12 Appearances:
13 Peter Jauquet – Chairman
14 Ben Burns
15 Chris Dowling
16 Devin McMahon
17 Pat Mundus

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- 19 Joseph Prokop, Village Attorney
20 Eileen Wingate, Village Building Inspector

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

3 CHAIRMAN JAUQUET: Okay. This is the July
4 31st, 2014 Planning Board work session agenda and
5 work session.

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

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

16 MR. DOWLING: So he can't increase parking,
17 then.

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

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

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

3 MR. DOWLING: So --

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

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

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

11 MR. DOWLING: It seems like that's what he
12 needs for the present business that's being
13 operated.

14 CHAIRMAN JAUQUET: Well, if he parks along
15 the fence --
16 MR. DOWLING: Oh, in the back there?
17 CHAIRMAN JAUQUET: In -- past the building.
18 MR. DOWLING: Right.
19 CHAIRMAN JAUQUET: From the boundary, then
20 it's not really taking up more space. But, I
21 mean, the whole thing is open, you know, because
22 it's --
23 MR. DOWLING: Yeah:
24 CHAIRMAN JAUQUET: Ben?
25 MR. BURNS: Yeah. So we'll let it go at

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1 that?
2 CHAIRMAN JAUQUET: I don't know. Wait.
3 But you're not --
4 MR. BURNS: You can't create more land.
5 CHAIRMAN JAUQUET: You're having trouble
6 with that?
7 MR. DOWLING: Well, as long -- I mean, so
8 far, the taxi has been parking everywhere without
9 our approval.

10 CHAIRMAN JAUQUET: Right.

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

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

16 MR. DOWLING: It does.

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

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

23 MR. KHAN: I'm sorry?

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

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1 MR. KHAN: For the two extra parking
2 spaces.

3 CHAIRMAN JAUQUET: The plan for the two
4 extra parking spaces to be built in with, you
5 know, pavement and curbing into the lawn area.

6 He's withdrawn that because the landlord --

7 MR. DOWLING: Says no.

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

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

13 MR. KHAN: Which?

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

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

18 CHAIRMAN JAUQUET: What?

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

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1 going to allow you to put the parking space on

2 the front," because they have their own plan for
3 something he wants to do.

4 CHAIRMAN JAUQUET: Oh, and maybe use the
5 spaces?

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

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

14 MR. BURNS: Of course it does.

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

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

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

25 MR. BURNS: Thank you. I say we put it on.

1 CHAIRMAN JAUQUET: But, you know, my
2 feeling is one taxi there, since it's -- two
3 taxis are going to take up and make it more
4 likely that your customers park in the sidewalk.

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

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

15 MR. KHAN: Sure.

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

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

22 CHAIRMAN JAUQUET: Well, then, you know

23 that problem is --

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

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1 temporary --

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

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

9 CHAIRMAN JAUQUET: I think that was six
10 months.

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

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

16 MS. MUNDUS: Well, the only problem that I
17 have, to be honest, is I always see the taxi
18 parked in the handicapped place, and --

19 MR. KHAN: Yeah, sometimes, because I walk
20 myself to the taxi. If I'm standing there, I
21 park all the way at the end.

22 MS. MUNDUS: Right, yeah.

23 MR. KHAN: Sometimes it was parked there.

24 MS. MUNDUS: But if your taxi is parked in
25 the handicapped place, then there's nowhere for

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1 the handicapped people to park. That was the
2 idea of a designated handicapped place.

3 CHAIRMAN JAUQUET: Is that there?

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

8 CHAIRMAN JAUQUET: Right.

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

12 MR. DOWLING: But that's the main thing, it
13 doesn't matter where it's parked. If there's a
14 label for a handicapped spot, it should be for a

15 handicapped car, not a taxi. That's all.

16 MR. KHAN: We will not do it anymore.

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

19 MR. KAHN: Yes.

20 CHAIRMAN JAUQUET: It's painted and all?

21 MR. KHAN: Yeah, painted.

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

24 MS. MUNDUS: You're right, it is a little
25 far away for handicapped, but it is blue paint

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1 and it does say "handicapped," right?

2 MR. KHAN: It said that.

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

8 MS. MUNDUS: By the fence.

9 CHAIRMAN JAUQUET: Between the building and
10 the fence.

11 MR. DOWLING: Yeah, the south side of the
12 building.

13 CHAIRMAN JAUQUET: Between the building and
14 the fence.

15 MR. KHAN: The building and the fence.

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

19 MR. KAHN: Okay.

20 CHAIRMAN JAUQUET: For one taxi.

21 MR. KAHN: One taxi outside.

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

25 MR. KAHN: Okay.

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

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

6 CHAIRMAN JAUQUET: Okay

7 MR. PROKOP: I'll circulate it before the
8 meeting so you can take a look at it.

9 CHAIRMAN JAUQUET: All right.

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

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

16 MR. PROKOP: Okay, fine.

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

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1 neighbors seem to like it.

2 MR. KHAN: Well, I had questioned last time

3 Eileen that if you try to go onto Fourth Street
4 when you're exiting, you cannot see like 20 feet.
5 They have big, high bushes.

6 CHAIRMAN JAUQUET: Wait. Say that again.

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

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

13 MR. KHAN: As you exit --

14 MS. WINGATE: Traffic.

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

17 CHAIRMAN JAUQUET: Oh, I see. The
18 neighbor, the neighbor to the south has too big
19 of bushes for a sight line on the street?

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

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

25 MR. KAHN: You cannot see for 20 feet.

1 CHAIRMAN JAUQUET: That's on her --

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

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

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

9 CHAIRMAN JAUQUET: But those bushes are on
10 her property.

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

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

17 MR. KAHN: That's all.

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

20 MR. KAHN: I think it's fine.

21 CHAIRMAN JAUQUET: Okay, good.

22 MR. KHAN: I will park the second car
23 somewhere else.

24 CHAIRMAN JAUQUET: Yeah.

25 MS. MUNDUS: Off site.

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1 CHAIRMAN JAUQUET: Okay.

2 MR. KAHN: Thank you.

3 CHAIRMAN JAUQUET: Thanks.

4 MS. MUNDUS: Thank you.

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

12 MR. KAPELL: Hi.

13 CHAIRMAN JAUQUET: Are you going to speak or

--

14 MR. KAPELL: Can I explain it to you? Good
15 afternoon. What you see before you is a plan
16 that I have to convert what's now an existing
17 retail store in a building behind my main
18 building on Front Street into a studio apartment.
19 I don't have prior approval from the Planning

20 Board on that aspect of it, but in planning of
21 the project, I'm looking to improve on the
22 parking conditions in the back, and the only way
23 I can see to do that is with a slight expansion
24 of the existing curb cut in order get a third car
25 off the street and onto the property.

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

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

8 MR. KAPPELL: It can be a tricky
9 intersection for snow for the Highway Department
10 when they're -- you know, when they're removing
11 snow after a snow event. And this would
12 actually -- the area that I'm asking to enlarge
13 the curb cut is an area where a car would be
14 allowed to be parked on the street, so it would
15 actually get one more car off the street. It's a

16 small incremental step.

17 CHAIRMAN JAUQUET: That's where the -- in
18 front of the grass, then?

19 MR. KAPELL: Yeah. I'm going to
20 reconstruct the parking area back there, so this
21 would be the right time.

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

25 MR. KAPELL: Yeah. Right back there, if

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1 you look and see, it's badly deteriorated
2 concrete. It's a concrete pad. I'm going to rip
3 all that up, reconstruct the parking area, and
4 while I'm at it, I would reconstruct the curb
5 cut.

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

8 MR. KAPELL: Right.

9 CHAIRMAN JAUQUET: And then where the --

10 MR. KAPELL: And the other -- we're going
11 do -- the other slight improvement we're going to

12 make is to relocate the dumpster, which right now
13 is in the -- in the parking space that you see to
14 the right is where the dumpster sits now. We're
15 going to move it back on the property to give its
16 own little area, and fence it in so it's more in
17 the street, and that will also improve the
18 parking arrangement.

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

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

23 CHAIRMAN JAUQUET: Say that again.

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

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

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

5 MR. KAPELL: Oh, the line of -- it's
6 forsythia, it's like a forsythia hedge. That's
7 going to say.

8 MR. DOWLING: But it doesn't say it on the
9 site plan, that's all.

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

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

14 MR. KAPELL: Yes.

15 MR. DOWLING: The picture has the forsythia
16 there?

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

20 MR. DOWLING: Okay.

21 MR. KAPELL: There's a --

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

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

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1 apparently.

2 CHAIRMAN JAUQUET: What it does.

3 MR. KAPELL: We will fence in the --

4 MR. DOWLING: The dumpster area.

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

7 CHAIRMAN JAUQUET: Oh, right.

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

13 CHAIRMAN JAUQUET: Oh, I see that.

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

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

17 MR. KAPELL: Thank you.

18 MR. MC MAHON: Yeah.

19 MR. BURNS: Me, too.

20 MR. MC MAHON: I have issue with this.

21 CHAIRMAN JAUQUET: Yeah, I don't either.

22 Okay. So we're going to vote on it next week.

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

25 CHAIRMAN JAUQUET: Right, we do that next

1 week?

2 MR. DOWLING: Yes.

3 MR. KAPELL: Take care. Thank you.

4 CHAIRMAN JAUQUET: Thank you, Dave.

5 MS. MUNDUS: Thank you.

6 CHAIRMAN JAUQUET: Okay. All right.

7 Number 3 is a motion to accept an application for
8 a site plan approval. The applicant is Ken
9 Ludacer, and he has proposed to construct a
10 single-family home on the vacant lot between 133
11 and 130 -- 131 and 133 Sixth Street; District
12 1001, Section 7, Block 1, Lot 15.2. Hi.

13 MR. LUDACER: Hi. Yes, I'm Ken Ludacer.
14 And I think you -- I think you have the --

15 CHAIRMAN JAUQUET: We have your --

16 MR. LUDACER: Survey.

17 CHAIRMAN JAUQUET: Survey.

18 MR. LUDACER: Yeah.

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

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

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

24 CHAIRMAN JAUQUET: This isn't -- oh, wait,

25 I've got the wrong one. I'm sorry. Sorry. Is

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1 it this one?

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

3 MS. MUNDUS: Sixth Street.

4 CHAIRMAN JAUQUET: Okay, go ahead. Sorry.

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

13 CHAIRMAN JAUQUET: Right.

14 MR. LUDACER: You can see like a --

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

17 MR. LUDACER: Does it go above the ground?
18 Yes, there's piers.

19 CHAIRMAN JAUQUET: I guess there's
20 elevations in here. I didn't look at it.

21 MR. LUDACER: No, there's not elevations.
22 CHAIRMAN JAUQUET: There aren't any?
23 MR. LUDACER: There is a -- you should have
24 a pier --
25 CHAIRMAN JAUQUET: Plan?

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1 MS. MUNDUS: I did read the fine print and
2 it says -- the foundation plan is on Page 2A, and
3 we have Page 2 and Page 3. So that part --
4 because I also had the same question.
5 MR. LUDACER: Yeah.
6 MS. MUNDUS: What does the foundation,
7 raised foundation look like, and how tall is it,
8 and I couldn't figure that out.
9 CHAIRMAN JAUQUET: Anyway, do you want to
10 just tell us before we start asking questions?
11 MS. WINGATE: I think it's on 2A, on the
12 last page I attached to at the end.
13 MR. LUDACER: Yeah, I can give you this
14 foundation plan. It's basically on these piers.
15 These piers would be elevated seven feet.
16 MS. MUNDUS: So it's open between these?

17 MR. LUDACER: Yes.

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

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

22 MS. MUNDUS: Right.

23 MR. LUDACER: And, you know, it's not
24 dissimilar. Actually the architect who's doing
25 the cement piers, he's doing a lot of work

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1 Up-Island with a lot of the coastal towns.

2 CHAIRMAN JAUQUET: Oh.

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

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

10 MR. LUDACER: Okay. Well, I mean, as you
11 can see, you know, the front, the front setback,
12 I have, you know, 40 feet, as opposed to I think

13 the 30 feet required by code.

14 CHAIRMAN JAUQUET: Okay.

15 MR. LUDACER: That was --

16 CHAIRMAN JAUQUET: Yeah.

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

25 MS. MUNDUS: South.

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

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

5 MR. LUDACER: Yes.

6 CHAIRMAN JAUQUET: Yeah, okay.

7 MR. LUDACER: The sidewalk is existing.

8 CHAIRMAN JAUQUET: So the house itself is

9 30-by-45?

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

12 CHAIRMAN JAUQUET: In front.

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

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

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

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

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

25 CHAIRMAN JAUQUET: And those steps in

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1 front, those --

2 MR. LUDACER: Yeah, I --

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

5 that works?

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

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

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

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

17 MR. LUDACER: Yeah.

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

23 MR. LUDACER: Well, yeah. I mean, I had an
24 idea. I'm not sure what it was exactly, I mean,
25 because at first I was thinking, well, it would

1 be nice to, you know, maybe be able to pull a car
2 down underneath, but then I, you know, sort of
3 scrapped that idea. And then I ultimately
4 decided, since I might want to use the porch
5 under the house as sort of a patio area, that I'd
6 move these steps to the southern side of the
7 house, and maybe just kind of, you know, go right
8 up the side.

9 CHAIRMAN JAUQUET: And then you still see
10 through.

11 MR. LUDACER: Yeah.

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

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

16 CHAIRMAN JAUQUET: So basically a slab and
17 then piers?

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

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

22 MR. LUDACER: Yeah. And, right now, which
23 I intend to keep, there are, you know, some large
24 hedges, you know, probably 10, 12-foot hedges in
25 front of the -- in front of the lot.

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1 CHAIRMAN JAUQUET: Oh, in front, yeah.

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

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

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

6 MR. BURNS: Is it?

7 MR. LUDACER: Yeah.

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

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

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

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

14 MR. LUDACER: Oh, yes.

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

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

20 MS. MUNDUS: North Carolina.

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

24 MS. MUNDUS: Right.

25 CHAIRMAN JAUQUET: Right.

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1 MR. LUDACER: I expect this --

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

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

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

12 MR. LUDACER: Yeah.

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

15 MR. LUDACER: I think they -- I think they
16 said five feet down.

17 MS. MUNDUS: Oh. So your propane tank is
18 okay buried underground, right?

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

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

24 MR. LUDACER: No.

25 CHAIRMAN JAUQUET: -- season rental, you

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1 know?

2 MR. LUDACER: No.

3 CHAIRMAN JAUQUET: July, August?

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

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

9 MR. LUDACER: Yeah, cedar plank siding.

10 CHAIRMAN JAUQUET: Vertical?

11 MR. LUDACER: Yeah.

12 CHAIRMAN JAUQUET: And the roof material at

13 this point?

14 MR. LUDACER: I'm thinking asphalt.

15 CHAIRMAN JAUQUET: That's a lot of steps.

16 You know, if you put like the steps in front of a
17 museum kind of thing, it might be too many steps.

18 MR. LUDACER: Yeah. Well, actually --

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

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

25 CHAIRMAN JAUQUET: Yeah. How many would

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1 you need? You'd need 10 or so, 13 steps, maybe.

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

7 CHAIRMAN JAUQUET: So your plan, at this
8 point, you're preferring to have the porch and

9 then the steps on the side?

10 MR. LUDACER: Up to the side, yeah.

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

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

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

18 MR. BURNS: Looks good to me.

19 MR. LUDACER: Thank you.

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

22 MR. LUDACER: I'm hoping.

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

25 MR. LUDACER: Yeah. We live next door at

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1 present. That house should be -- you know, the
2 plan, they're supposed to be closing on it
3 tomorrow. But we're still going to be, you know,
4 living there for the next -- through mid

5 September. And I've walked -- you know,
6 actually, Dave is handling the sale. I've walked
7 the -- you know, showed the new buyers, you know,
8 the plan.

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

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

15 CHAIRMAN JAUQUET: Could you gone two
16 stories above that?

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

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

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

1 one point horseshoe around --

2 CHAIRMAN JAUQUET: To the back?

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

5 CHAIRMAN JAUQUET: Oh, I see.

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

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

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

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

15 MR. DOWLING: It's like 50 feet.

16 CHAIRMAN JAUQUET: Oh, it's 50 feet? It's
17 40 feet. I guess that's enough. I mean, I don't
18 know if that's enough. Oh, yeah, it's more than
19 40 feet.

20 MS. MUNDUS: Yeah.

21 CHAIRMAN JAUQUET: It is 50 feet.

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

24 CHAIRMAN JAUQUET: And what's that metal
25 artwork going to be?

1 MS. MUNDUS: It's there.

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

3 CHAIRMAN JAUQUET: It's there already?

4 MR. LUDACER: It's there already.

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

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

8 CHAIRMAN JAUQUET: Oh, I recognize that.

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

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

12 MR. LUDACER: Oh,

13 CHAIRMAN JAUQUET: You better watch it.

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

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

20 MS. MUNDUS: And then they poured the piers
21 right on top of them, right?

22 MR. LUDACER: I think they probably -- you
23 know, it's probably -- you know, they plywood
24 mold it out in one piece.

25 CHAIRMAN JAUQUET: Are they square? Are

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1 they square or are those round?

2 MR. DOWLING: Squares.

3 MR. LUDACER: They're square.

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

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

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

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

16 MR. LUDACER: Uh-huh.

17 CHAIRMAN JAUQUET: Anyway, so what do we

18 do? We're going to vote on this next week,
19 right, because this is a work session.

20 MR. DOWLING: Yeah.

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

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

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

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

7 CHAIRMAN JAUQUET: I mean, I --

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

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

12 MS. WINGATE: Not generally.

13 CHAIRMAN JAUQUET: Yeah. Well, then can we

14 request this drawn in, and an elevation that
15 shows the -- how it's going to look with those
16 stairs going up, and then, you know, the
17 architect show us how we're going to look through
18 the bottom of the house? Can we ask for that?

19 MS. WINGATE: Sure.

20 CHAIRMAN JAUQUET: Is that a problem to
21 get?

22 MR. LUDACER: I will text the builder.

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

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

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

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

8 MS. MUNDUS: That was the confusing part
9 for us to review, because this one is from the

10 finished floor up.

11 MR. LUDACER: Yeah, yeah.

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

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

19 CHAIRMAN JAUQUET: Well, if you could
20 get --

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

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

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

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

5 MR. LUDACER: Yes.

6 MS. WINGATE: The builder is only
7 responsible for the house, and then usually a
8 local architect will do the decks.

9 CHAIRMAN JAUQUET: Right.

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

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

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

17 CHAIRMAN JAUQUET: -- people.

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

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

25 MS. MUNDUS: There is a giant hedge

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1 there --

2 CHAIRMAN JAUQUET: I know, but still.

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

5 CHAIRMAN JAUQUET: But still.

6 MR. DOWLING: How tall is the hedge?

7 MS. MUNDUS: Pretty tall.

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

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

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

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

17 MR. LUDACER: Yeah.

18 CHAIRMAN JAUQUET: Okay. All right.
19 Anything else on this?

20 MR. PROKOP: What I would recommend you do
21 is do like a one-paragraph decision, and then
22 reference the last set of plans in the decision,
23 so you know basically what the layout is of the
24 outside, you know, the driveway and things like
25 that that are important to the Board.

1 CHAIRMAN JAUQUET: Well, how should we word
2 that?

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

8 CHAIRMAN JAUQUET: Okay.

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

12 CHAIRMAN JAUQUET: Okay.

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

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

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

21 MR. LUDACER: Yeah, I'm not a big fan of
22 asphalt.

23 MS. MUNDUS: Yeah. It showed that big wall
24 right there. As water comes over, it's going to
25 stand in there.

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

3 MR. PROKOP: Yes.

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

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

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

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

13 CHAIRMAN JAUQUET: Right now?

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

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

18 MR. LUDACER: Okay. Thank you.

19 MR. BURNS: Thank you.

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

22 CHAIRMAN JAUQUET: Okay. All right.
23 Number 4 is discussion regarding an application
24 for site plan approval for Joseph Henry for the
25 construction of a new mixed use building with

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1 commercial space on the first floor and a second
2 floor residential unit. The proposed
3 construction is located at 421 First Street;
4 District 1001, Block 4, Lot -- Section 4, Block
5 6, Lot 36.

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

8 MR. HENRY: Joseph Henry, and I reside at
9 421 First Street. I live at that -- I live at
10 that property, and I want to build another
11 building with a pet store and an apartment above
12 it. So what I'm proposing is a store, a pet
13 store with an apartment.

14 MS. MUNDUS: So can you help guide us a

15 little bit?

16 MR. HENRY: Yes.

17 MS. MUNDUS: It's a very complex piece of
18 property.

19 MR. HENRY: Right. Can I approach you?

20 MS. MUNDUS: Yeah, yeah, please. And
21 without walking through the gate, and I stood
22 there and I --

23 MR. HENRY: This is the existing house
24 here. The orange color is the proposed new
25 building.

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1 MS. MUNDUS: Okay.

2 MR. HENRY: The yellow is the porch around
3 it. And I'm also proposing a pool, too, at the
4 same time, which is located right here. This is
5 a preexisting building, this is a preexisting
6 building. This building was built probably about
7 five, six years ago. I also would like to move
8 my driveway a little bit. Right now, the
9 driveway is on the property line. I'd like to
10 move it off the property line three feet, and I'm

11 proposing to put a tree line down along the
12 property line.

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

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

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

21 MR. HENRY: Actually, it looks --

22 CHAIRMAN JAUQUET: How much space is there?

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

25 CHAIRMAN JAUQUET: Oh, there is?

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

3 CHAIRMAN JAUQUET: Okay.

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

6 CHAIRMAN JAUQUET: Yeah, right, right. I

7 have to go by there.

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

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

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

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

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

18 CHAIRMAN JAUQUET: Oh, that's storage for
19 your business and stuff?

20 MR. HENRY: Yes.

21 CHAIRMAN JAUQUET: So does this pool go
22 with like the pet store or --

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

24 CHAIRMAN JAUQUET: It's for you, okay.

25 MR. HENRY: The pet store me and my

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1 daughter plan on running. My daughter's here,
2 and the pet store is what -- we had a pet

3 store --

4 CHAIRMAN JAUQUET: Yeah, I know. I know,
5 yeah.

6 MR. HENRY: -- maybe 10 years ago.

7 CHAIRMAN JAUQUET: Yeah, right.

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

12 CHAIRMAN JAUQUET: Do it again, yeah.

13 MR. HENRY: -- decent size store.

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

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

18 CHAIRMAN JAUQUET: One-bedroom apartment?

19 MR. HENRY: Yeah.

20 CHAIRMAN JAUQUET: That big?

21 MR. HENRY: Yeah.

22 CHAIRMAN JAUQUET: I mean, at 1500 square
23 feet?

24 MR. HENRY: You know, just I try -- I live
25 there, and it's just -- you know, if there's a

1 lot of kids, there's really no place for the kids
2 to play.

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

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

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

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

11 MS. MUNDUS: We have --

12 CHAIRMAN JAUQUET: I don't know.

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

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

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

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

22 CHAIRMAN JAUQUET: And then you're going to
23 do something with the parking, I guess, right?

24 MR. HENRY: Yes, this is the parking I have
25 laid out and the spaces, lined spaces.

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

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

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

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

10 MS. MUNDUS: Excuse me.

11 MR. HENRY: Okay, which is right here.

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

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

16 MS. MUNDUS: Okay.

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

18 MR. HENRY: The dog is go in the property
19 in the back, right in here.

20 MR. DOWLING: I like that dog.

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

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

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1 MR. DOWLING: Never barked at me once.

2 CHAIRMAN JAUQUET: Oh, really?

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

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

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

16 and all that. So I like the Stampcrete.

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

20 MR. DOWLING: Yes.

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

24 MR. HENRY: Pitch what?

25 MS. MUNDUS: The water.

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

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

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

7 MS. MUNDUS: Okay.

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

10 CHAIRMAN JAUQUET: Oh, you have one drawn
11 right here, two new dry wells.

12 MR. HENRY: Yeah, two. There will be two
13 drains added, really, basically for the roof
14 runoff of the building.

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

18 MR. HENRY: Correct.

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

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

23 MS. MUNDUS: All of it?

24 MR. HENRY: Oh, yeah.

25 MS. MUNDUS: With my pool, they drop it

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1 down a little bit, they pump a little bit out.

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

8 CHAIRMAN JAUQUET: Oh, really?

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

11 MS. MUNDUS: Right.

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

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

17 MR. HENRY: Yes.

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

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

25 CHAIRMAN JAUQUET: Oh, right. So you want

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1 a single or a couple, professional.

2 MR. HENRY: I mean, I have children, I have

3 three children myself, but it's just not big
4 enough.

5 CHAIRMAN JAUQUET: No, I understand. I
6 understand.

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

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

12 MR. HENRY: That's the basement.

13 CHAIRMAN JAUQUET: And then two floors
14 above.

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

17 MR. HENRY: Yes.

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

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

22 MS. MUNDUS: Okay, great.

23 CHAIRMAN JAUQUET: And what's the facade
24 treatment? What is --

25 MR. HENRY: I'll probably go with a wood

1 shingle. That's what they show on the plans
2 right now, but that's what I'm leaning to, wood
3 shingle.

4 CHAIRMAN JAUQUET: And an asphalt roof?

5 MR. HENRY: Excuse me?

6 CHAIRMAN JAUQUET: And an asphalt shingle
7 roof.

8 MR. HENRY: Yes, asphalt architectural
9 shingles.

10 CHAIRMAN JAUQUET: So do you have to --

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

13 CHAIRMAN JAUQUET: You're not required to
14 have handicapped access, are you?

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

18 CHAIRMAN JAUQUET: A lift?

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

23 MS. MUNDUS: Yeah.

24 MR. HENRY: So it means like --

25 CHAIRMAN JAUQUET: I know.

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

5 CHAIRMAN JAUQUET: What do they charge for
6 a lift?

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

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

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

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

19 MR. HENRY: You see them a lot on churches.

20 CHAIRMAN JAUQUET: I know, I know. They're
21 not that great looking.

22 MR. HENRY: No.

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

25 MR. HENRY: That would be right next to the

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1 stairs. I have it located right next to the
2 steps, right --

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

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

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

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

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

14 CHAIRMAN JAUQUET: So, it's right in this
15 space here.

16 MR. HENRY: Yeah, I think it's right here,
17 because there's steps to the apartment here, and
18 there's steps here to the store.

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

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

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

25 MR. HENRY: I have a brochure.

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

4 MR. HENRY: I had talked to Eileen. I said
5 when I get started on building this, I don't know
6 if it will work out, because until the building
7 is there -- I'd like to put in a ramp. I have
8 the store here, the existing store, and I'd like
9 to -- if it would work, I don't know if it will
10 work, though, if I could start with a ramp here
11 and go to here, because right now there's a

12 step -- this isn't handicapped accessible. So,
13 if I put a ramp in here and to this door, I
14 possibly could go this way with the ramp, but I
15 don't know. You know, that's like once the
16 footing's there and the building's there, I don't
17 know if it will work. I don't know yet.

18 CHAIRMAN JAUQUET: You have to have a
19 handicapped?

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

22 MS. WINGATE: Yes, he needs handicapped
23 access.

24 MR. HENRY: I mean, I don't have a problem
25 locating it somewhere else, but I don't know if

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1 that would work. You know, it could be on the
2 side.

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

7 MR. HENRY: Well, as far as the

8 handicapped?

9 MS. MUNDUS: Yes.

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

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

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

20 CHAIRMAN JAUQUET: How does Vine do their
21 handicapped?

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

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

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1 for every one inch, you have to come out a foot.
2 So, if this building here, the elevation I think
3 is 30, 31 inches --

4 CHAIRMAN JAUQUET: Off the ground?

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

7 MS. MUNDUS: And you have 37 on the
8 building

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

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

14 MS. MUNDUS: Right.

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

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

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

24 MS. MUNDUS: Because that's going to be
25 tricky. If this is an open porch, that's going

1 to be access to the pool area from this walkway
2 through this garden, unless a fence --

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

10 CHAIRMAN JAUQUET: All right.

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

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

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

17 CHAIRMAN JAUQUET: When you reposition?

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

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

23 MR. HENRY: Yes.

24 CHAIRMAN JAUQUET: All right.

25 MR. DOWLING: Is there anything on the

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

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

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

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

16 MR. HENRY: Yeah. At one time --

17 CHAIRMAN JAUQUET: Are you on the IGA
18 street?

19 MR. DOWLING: Yeah.

20 MR. HENRY: Yeah. Well, I'm the first

21 street in. This at one time, because there was
22 four lots here, there was one, two, three, four.
23 Oh, here is lot four. So it was actually four
24 lots and they combined it all together.

25 CHAIRMAN JAUQUET: It's one of the biggest

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1 commercial lots in town.

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

5 CHAIRMAN JAUQUET: And Clark's.

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

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

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

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

14 MS. MUNDUS: Yeah.

15 CHAIRMAN JAUQUET: So we're going to vote
16 on it next week.

17 MR. HENRY: Okay.

18 CHAIRMAN JAUQUET: I mean, next week is the
19 voting session.

20 Do you have more concern? Do you have
21 concerns?

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

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

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1 CHAIRMAN JAUQUET: Yeah, I know.

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

4 CHAIRMAN JAUQUET: What is the FAR on your
5 piece?

6 MR. HENRY: Excuse me?

7 CHAIRMAN JAUQUET: What is the FAR on your
8 piece?

9 MR. HENRY: What's --

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

12 MR. HENRY: Do you have that?

13 CHAIRMAN JAUQUET: Is it 100% or --

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

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

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

18 MS. WINGATE: Forty percent lot coverage.

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

21 MS. WINGATE: He's right there.

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

25 MS. WINGATE: Yeah, he could have a shed

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1 beyond this one.

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

4 CHAIRMAN JAUQUET: Yeah, I know.

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

8 CHAIRMAN JAUQUET: You're under the current

9 ordinance.

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

12 CHAIRMAN JAUQUET: All right.

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

15 CHAIRMAN JAUQUET: You do?

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

18 MR. DOWLING: She just bought it.

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

20 CHAIRMAN JAUQUET: Who's going out of
21 business?

22 MS. MUNDUS: I didn't know that.

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

25 MR. DOWLING: Yeah.

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1 CHAIRMAN JAUQUET: Where?

2 MR. DOWLING: On Front Street.

3 CHAIRMAN JAUQUET: They sell live animals?

4 MR. DOWLING: No, they sell pet food.

5 CHAIRMAN JAUQUET: Oh, right. That's part
6 of your business, is food and --

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

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

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

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

23 MR. HENRY: No.

24 MS. MUNDUS: No spiders and snakes?

25 MR. HENRY: No, we'll have snakes. We had

1 snakes at the last store. Believe it or not,
2 there are some snake lovers, not me, but there
3 are snake lovers.

4 CHAIRMAN JAUQUET: Boa constrictors.

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

6 CHAIRMAN JAUQUET: Yeah, right.

7 MR. HENRY: -- parakeets.

8 CHAIRMAN JAUQUET: And pet foot and
9 accoutrements?

10 MR. HENRY: Yes.

11 CHAIRMAN JAUQUET: All that hardware.

12 Okay.

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

18 CHAIRMAN JAUQUET: Zoning Board for?

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

24 MR. PROKOP: You could have -- you can have
25 residential space on a commercial lot above a

1 commercial -- above a commercial use or in an
2 accessory building, provided it existed as of
3 2002. Now it's not clear whether it means --
4 whether that -- that the building existed as of
5 2002, or that the apartment existed as of 2002,
6 but it definitely -- in former Mayor Kapell's
7 case, the building at least existed before 2002.
8 In this case, neither the building nor the
9 apartment existed before 2002. So we may need to
10 ask him to go to the -- make an application to
11 the ZBA. We'll definitely do that -- you know,
12 we'll definitely decide that within the next
13 day or two. I just became aware of this a few
14 minutes ago.

15 CHAIRMAN JAUQUET: Oh, okay.

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

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

18 MS. WINGATE: A residential unit.

19 MR. HENRY: For an apartment above the
20 store?

21 MS. WINGATE: Yes.

22 MR. DOWLING: Because it's mixed use in --
23 MS. WINGATE: Because it's -- yes.
24 MR. DOWLING: -- a lot that's preexisting.
25 MR. PROKOP: The code allows mixed use,

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1 provided the building --
2 MS. WINGATE: Existed before 2002.
3 CHAIRMAN JAUQUET: Okay. So that's a
4 zoning issue.
5 MR. PROKOP: Yeah.
6 CHAIRMAN JAUQUET: Okay.
7 MR. PROKOP: So we'll take a look at that.
8 CHAIRMAN JAUQUET: So you have to be in
9 touch with the Building Department.
10 MR. BURNS: So we can't vote on it until
11 the ZBA--
12 MR. PROKOP: You know, it's looking like we
13 can't vote on it. I mean, I pointed this out to
14 Eileen when I saw the application tonight, but
15 the -- so far, we're sort of in agreement, but
16 we're going to do some more research between now
17 and next week.

18 CHAIRMAN JAUQUET: Okay.
19 MR. HENRY: Okay.
20 MS. MUNDUS: Thank you very much.
21 MR. HENRY: Thank you.
22 CHAIRMAN JAUQUET: Thanks, Henry.
23 Oh, wait, we've got to adjourn.
24 MS. MUNDUS: We have to approve the next
25 meeting.

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1 CHAIRMAN JAUQUET: Okay. Number 5, motion
2 to schedule the next regular session at 8/7/14,
3 and the next work session for 8/28/14. A second?
4 MR. BURNS: Second.
5 CHAIRMAN JAUQUET: All in favor?
6 MR. BURNS: Aye.
7 MR. DOWLING: Aye.
8 MR. MC MAHON: Aye.
9 MS. MUNDUS: Aye.
10 CHAIRMAN JAUQUET: Aye.
11 Number 6, a motion to accept the minutes
12 for the following: The July 3rd, 2014 regular
13 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.

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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.)
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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.