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

Appearances:

Chris Dowling - Acting Chairman
Devin McMahon
Pat Mundus

Joseph Prokop, Village Attorney
Eileen Wingate, Village Building Inspector
ACTING CHAIRMAN DOWLING: This is the Planning Board meeting, September 25th, 2014. It's a work session.

Item #1 is a motion to accept application for use evaluation approval. Applicant, Jim Olinkiewicz, has proposed to remodel a nonconforming dwelling into a mixed use building. The building is located at 211 Carpenter Street. The property is zoned CR; Commercial/Retail; Suffolk County Tax Map #1001-7.1-15.2.

Does anybody have any public comment on this?

MR. OLINKIEWICZ: Good evening. James Olinkiewicz, the owner of 211 Carpenter Street, the property in question.

211 Carpenter Street has a long history in the Village. It's in the CR District,
Commercial/Retail District. It had originally been a five-room boarding house owned by the North Fork Housing Alliance that had gotten a bunch of raccoons in it and stuff and had some problems, and they decided to sell it, so I purchased it.

According to the Village zoning, because it's in a Commercial/Retail zone, I have the ability to put a one -- an apartment upstairs and keep commercial downstairs, according to the Village zoning requirements.

So I've come to the Board because I've had a number of inquiries already for rental on the downstairs from an artist, from another builder, and from a draftsperson all about renting the commercial space. And I'd like to split it and put an apartment upstairs, a two-bedroom, apartment as you have on the plans.

According to the Commercial/Retail zoning, parking is not an issue. It's a commercial building, so it does not have to fall into the
Village Code of a two-family house or one-family house, and having a certain amount of parking spots for tenants, or for people that rent the business, so that is a moot point based on Village zoning.

There are many other Commercial/Retail properties in the Village that have rental property above them, so I'm just in line with everybody else. There is an ingress and egress right for the buildings behind to have access for deliveries and for garbage, so they have a right to drive across the first 10 feet of my property alongside the building, but I don't see that as an issue. Frank and I have talked about it, the owner of the other property and stuff. So we just want to -- desperately needed housing in the Village.

I have a number of homes that have been renovated, and restored, and put back together for tenants. I have a 46-family waiting list for apartments. So there is a -- there's a definite
need for that.

This is a nice small two-bedroom in the middle of the Village. Rather than something being done as a weekend rental, or as a -- I don't know the term, that the website that people are coming out now and renting their house by the week or by the month on Bed and Breakfast by Owner, or whatever that is, and, you know, it's a needed space.

The lot is small, it is nonconforming. The house has been there for 150 years, and I'm only requesting to do what's been in the zoning code forever. So, I mean, there are people in the audience and there are people in the Village that are upset with some of the stuff that I'm doing, but I'm just following the zoning code of the Village, so it's really, I feel, not against me, it's against what the Village has as their zoning. And that's an issue that has to be taken up with Village Board, not with berating me in the public eye. So that's it.
I'd like to put a two-bedroom apartment upstairs, and a rental downstairs, a commercial rental. I have to put in a sprinkler system to meet New York State Code, so that plan is being worked on right now, fire suppression system. And again, the parking is not necessary due to Village zoning requirements. So to me, it's a pretty easy conversion, but we shall see. Thank you.

MS. MUNDUS: Could I ask a couple of questions?

MR. OLINKIEWICZ: Sure, go ahead.

MS. MUNDUS: On your plan, it has Office #1, Office #2, and Office #3.

MR. OLINKIEWICZ: It should have been a meeting room in the center instead of Office #2. The one in the center there was supposed to enter the hallway and go into a meeting room, and then two offices off of it.

MS. MUNDUS: Does that mean that there'll be two separate tenants there?
MR. OLINKIEWICZ: No. One tenant, but they'll have two offices that they can -- so if a lawyer goes in there and has a paralegal, or somebody else, they can have a separate space.

MS. MUNDUS: Okay.

MR. OLINKIEWICZ: There'll be one tenant in the downstairs, and then an apartment, two bedrooms, upstairs.

MS. MUNDUS: The reason that I was asking is that I'm just trying to get an idea of how many cars there are. It may not be an issue for you as a landlord, but it is an issue for everybody else who lives and works on Carpenter Street. I'm up and down the street 10 times a day and there's always a delivery truck. There are people parking where they shouldn't be parking, and it is -- it is an issue for the rest of us in Greenport.

MR. OLINKIEWICZ: But again, that's the -- this is the whole thing with the Village, not just my property.

MS. MUNDUS: No, I know. No one is even insinuating that you would be discriminated against.
MR. OLINKIEWICZ: Right.

MS. MUNDUS: I just wanted to make a public statement that there are people who are concerned about the parking on the street there.

MR. OLINKIEWICZ: I would imagine so.

MS. MUNDUS: And, you know, the right-of-way that's there is specifically there so the garbage trucks and the -- you know, the delivery trucks can go down there.

MR. OLINKIEWICZ: Right.

MS. MUNDUS: The problem is they don't go down there.

MR. OLINKIEWICZ: Right. Why they don't back in, I have no --

MS. MUNDUS: Everybody who lives along here is constantly getting blocked in by delivery trucks.

So, you know, my question to the rest of the Board is how do we try to make this better, and allow the owner of the property to use it for use that he's legally allowed to use?

ACTING CHAIRMAN DOWLING: Well, there's
parking on one side of the street that's allowed, and I believe that's the opposite side of the street. So when that's full of everybody from STIDD and the local businesses --

MS. MUNDUS: Right.

ACTING CHAIRMAN DOWLING: -- then there's no way a truck can actually turn to park into -- pull into there to do a delivery.

MS. MUNDUS: Right. And then when the boatyard trailers are trying to get through there, then he's jammed up even further, and the Sweet Indulgence parking lot sticks right out onto the corner. So, you know, I really hope that rather than just slicing the salami for every homeowner and business that wants to, you know, park on the street, we really should try to encourage some kind of unified plan, because every year it's just getting worse and worse.

ACTING CHAIRMAN DOWLING: Yeah. Because if we're looking at three offices and a break room, you figure three people work in an office, you
get three cars, and a two-bedroom home is two
cars, possibly, that's five cars.

MS. MUNDUS: There's five cars already.

MR. OLINKIEWICZ: Right, right. But that
was -- it used to be a five-room boarding house,
which would have had five cars for each
individual boarder in the house anyway.

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MS. MUNDUS: I would questions that. Even
if it was an Airbnb guest who came out on the
train, he or she would walk to an apartment
there.

MR. OLINKIEWICZ: Yeah.

MS. MUNDUS: It's, you know -- I mean, I
don't think we can argue who's going to possibly
have a car or not.

MR. OLINKIEWICZ: Right.

MS. MUNDUS: If there are potential for
five cars, they have to go somewhere.

MR. OLINKIEWICZ: Right.

MS. MUNDUS: So --

ACTING CHAIRMAN DOWLING: And then when we
have snow, then there's five more spots that cars
have to move to the municipal lot --

MS. MUNDUS: Yeah, well.

ACTING CHAIRMAN DOWLING: -- to get a plow
through it.

MS. MUNDUS: I mean, it's just everyday use
on a 365-day basis is bad.

ACTING CHAIRMAN DOWLING: Yeah.

MS. MUNDUS: But I also just want to say
that I really -- I'm thrilled that you're doing
this, because that thing has been an ugly
eyesore. And it also is in the Historic
District, correct?

MS. WINGATE: (Nodded yes.)

MS. MUNDUS: So that's not even mentioned
in your proposal here.

MR. OLINKIEWICZ: Right, right. Well, we
haven't addressed that yet, because the original
colors on the outside -- I didn't know if the
Historic District came into effect after North
Fork Housing Alliance had renovated it 15 years
ago or 20 years ago. So if I fix it and paint it
the same colors, I don't know if I have to go to
the Historical District or not. I haven't even
broached that avenue, but I would imagine that if
you're doing in-place, in-kind with the same
colors when they were there, it would be --

MS. MUNDUS: It doesn't always work that
way. What they would like you to do, if you're
in the Historic District, is to do something that
is appropriate and modified for growth.

MR. OLINKIEWICZ: Sure, I would love to
bring it up to historical colors, I have no
problem with doing that at all.

MS. MUNDUS: Okay, because that, it would
be an asset.

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MR. OLINKIEWICZ: Right. It is vinyl
sided, so that's kind of an issue that, you
know --

MS. MUNDUS: Well, they're not going to ask
you to replace like and kind. They won't ask you
to put vinyl siding back on there again.
MR. OLINKIEWICZ: Right, right.

MS. MUNDUS: So you should be aware of that going forward.

MR. OLINKIEWICZ: Okay.

ACTING CHAIRMAN DOWLING: What are you going to be doing to the outside of the structure?

MR. OLINKIEWICZ: Well, pretty much, there's not a tremendous amount. I mean, we could get away with sanding and painting. We replaced two broken windows that were open to the elements with the exact same pane that was there. So we replaced those already, because I didn't want anymore critters or raccoons getting in the place.

And then, you know, I'm going to have to come, I guess, to the Historical District and see what colors paints they want it painted or what they want done. That's what we'll do to the outside. If they want the vinyl siding stripped off and resided with cedar or with clapboard, if
we have to, that's what we'll do. I'd like to make it, you know, cohesive with all the rest of the Village, all the rest of the properties. There's been a tremendous amount of renovation, and, you know, redo on that whole area in the Commercial District. You know, I don't want to buck the trend.

MS. MUNDUS: Yeah. Is there anybody else in the audience who would like to speak?

MR. TOWNSEND: Yeah.

MR. OLINKIEWICZ: You're all set, no more questions?

MS. MUNDUS: Thank you.

ACTING CHAIRMAN DOWLING: No, thanks.

MR. OLINKIEWICZ: Okay.

MR. TOWNSEND: Be on the microphone?

ACTING CHAIRMAN DOWLING: Yes, please.

MR. TOWNSEND: Hi. My name is Joe Townsend and I own the building at 216 Main Street, which is directly west of that building. I have a perspective on this because I've been in that building for 40 years, and I remember the owner prior to the North Fork Housing Alliance, Frances

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Waring, and I know the traditional use of that building. It was always a SRO, single room occupancy, and there was never any cars, because the tenants, you know, people that occupied it just weren't people that had cars. I mean, they could have had cars, but they didn't.

It is, you said, a nonconforming use, it's very -- you know, the building envelope, or the current building occupies probably 95% of the property. And what makes it more complicated is that Carpenter Street is a narrow street. Right across from that property, there's a fire hydrant with stakes around it. So even if you can park on that side, you cannot park right across the way. That fire hydrant makes it very difficult for those trucks that you referred to to make the turn, it's just very difficult. If there's anybody parking -- parked anywhere else, you really can't do it.

I think, you know, I'm very -- like you, I'm very happy that somebody, a builder is going to improve that property, because it really could use it. But I would be wary of having a use that
required any parking, extensive parking. And I think that since it's nonconforming, you know, it

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could be a two-family residence, and, certainly, that would allow him a reasonable return on his -- on his money. That would reduce the amount of parking required substantially.

I believe the Planning Board has the authority to put conditions on the proposal, and perhaps something could be worked out where he got parking from Steve Clarke, or something, although those tend not to really work, but there is that possibility.

Something should be done with the building, and perhaps if he wanted parking, the back section could be taken down and parking could be provided in there. But those are the concerns that I have, is that it's -- that location makes it very difficult to park. And my experience has been that people will park there, and they will block off that area, and it will be hard for Frank to operate his business with that spot
used for parking. It is already, as you know.

That's -- those are my comments.

MS. MUNDUS: Joe, could you share your

knowledge about the history of the right-of-way?

How did it wind up like that?

MR. TOWNSEND: Well, it was always that

way. I mean, the original survey had the 10-foot
right-of-way, and, you know, I use the back for
parking. I used to park right behind my office
there. I could put two or three cars pulled
down, and then I'd back around and back in what's
Frank's building and go out that way. No one's
parking there now, I don't believe. He has his,
you know, dumpsters back there and so forth. But
it was -- that was the way the property was
purchased, and it's been that way since, I think
it was -- my father purchased that property in
1960, I think. There have been issues over the
years.

One point -- at one point, there was steps
that came out over the right-of-way, and then
they were moved back, so -- but that's the way it's always been. And like so many other things in the Village, it's just that people have made due with what they had, and it wasn't -- parking wasn't an issue historically because of the nature of the use. You know, no one had cars. You know, that's where they slept.

MS. MUNDUS: Right. Thank you.

MR. CORWIN: My name is David Corwin. Is this a public hearing?

MS. MUNDUS: Yes.

MR. PROKOP: It's a public meeting, it's not a public hearing.

MR. CORWIN: It is a change of use. Does that require a public hearing?

MR. PROKOP: It's a -- there's a number of use questions regarding this application that I have to -- I was going to wait until the public was done and then advise the Board, but that's one of the -- one of the things we're going to have to look into it.
MR. CORWIN: All right. I submit you can't really take comments until you have a public hearing, and people that are here might want to study this and then make comments. I think all you're doing is accepting an application at this point in time; am I correct, Mr. Prokop?

MR. PROKOP: That's right.

MR. CORWIN: So probably we'll end up with a public hearing?

MR. PROKOP: I don't know. I'll have to talk to the Board.

MR. CORWIN: You don't know.

MR. PROKOP: It's a very -- looking through the file, it's a very complicated history of use, it's not a -- it's not a simple history of use.

There was some -- also some Zoning Board involvement that has to be reviewed, so I have to -- you know, I'm not going to -- I'm not saying that it's -- it doesn't look like it's going to conclusively change the application, but it's something that has to be taken into account and
we need to know about it.

MR. CORWIN: I would like to reserve the
opportunity to make comments at some point in the
future if you don't have an official public
hearing, because you've let other people talk.

ACTING CHAIRMAN DOWLING: Yup, that's fine.

MS. MUNDUS: Yeah. Well, since it's a work
session, we're trying to gather information and
learn about the whole project, and the history of
the project as well.

MR. CORWIN: Well, I don't agree with the
way you're proceeding. It's just to accept the
gentleman's application, because people that are
here haven't had the opportunity to study it, so
how can they make comments?

MS. MUNDUS: Well, neither have we. We've
just gotten it ourselves.

MR. CORWIN: Fair enough.

MS. MUNDUS: Thank you.

ACTING CHAIRMAN DOWLING: Any other
comments?
ACTING CHAIRMAN DOWLING: I also have a letter here that was given to me by some of the local business owners. Can I read it aloud?

MR. PROKOP: It's up to you. You can read it, or you can note that's it in the file. So if you would like to read it, if you think it's relevant, that's fine.

ACTING CHAIRMAN DOWLING: You read your --

MS. MUNDUS: Yeah.

ACTING CHAIRMAN DOWLING: I'll read it.

"Planning Board Members: As concerned neighbors and property owners, and hope the Planning Board considers the impact of the multiple use of the property in question before you.

The footprint of the house basically covers the entire lot, with five feet at the rear, in the north next to the Capital One Bank, and the right-of-way easement directly to the south. Though parking may not be required, it needs to be taken into consideration in an already
difficult and congested situation, where often
the driveways are blocked and inaccessible.

The applicant being a landlord and not an
occupant in another" -- "is another issue of
concern. An occupant oversees the property on a
daily basis, which is more appropriate in a tight
shared space.

We all favor seeing the property improved,
but we ask the Planning Board to consider the
adjacent property owners, Carpenter Street and
the two proposed multiple-use" -- "and the
proposed multiple-use property will affect
property compared to a single-use
owner-occupied." Sorry.

MS. MUNDUS: Yes. "This should be given as
single use residential/commercial?"

ACTING CHAIRMAN DOWLING: And that's
concerned property owners and neighbors, Sweet
Indulgences at 200 Main Street, Joe Titus, 210
Main Street; D'Latte, 216 Main Street, and Biere,
218 Main Street.

MS. WINGATE: You have the file. Why don't
you put it in the file.

ACTING CHAIRMAN DOWLING: Okay.
MR. PROKOP: So were there changes to the plans that need to be made? Did somebody say -- was there something that was indicated on the plan that needed to be changed, the break -- the meeting room or break room; is that what it is?

MS. MUNDUS: The offices are numbered, Office #2 and #3, leading us to think that there is a #1. But Mr. Olinkiewicz said that it's really only two offices instead of three. The break room is not a separate office; is that right? Is that --

MR. OLINKIEWICZ: Yeah. There's a -- as you come in the hallway -- excuse me. James Olinkiewicz again. As you come in the hallway and you head straight in, there's a room which I guess used to be like a living room, which for some reason was a designated office, too. That's a meeting room where, I guess, a secretary would sit and meet whoever comes in, and then you have the offices for whoever is in the office.

I just have one other quick question for
the Board, for Mr. Prokop, while I have him here. If I just rented it out as a commercial property tomorrow and there's six rooms in there, so, really, there could be six or eight cars just from the tenants, and I wouldn't have to come in

front of the Board, correct?

ACTING CHAIRMAN DOWLING: Incorrect. It's a change of use.

MS. MUNDUS: Yeah.

MR. OLINKIEWICZ: Change of use, so you have to come in front of the Board?

ACTING CHAIRMAN DOWLING: Yup.

MS. MUNDUS: Yup.

MR. OLINKIEWICZ: So that was my question.

Okay.

MS. MUNDUS: Not only that, but --

MR. TOWNSEND: It hasn't been used for three or four years, so there has not been a use.

MS. MUNDUS: Yeah, you've lost your nonconforming use.

MR. OLINKIEWICZ: Okay.
MS. MUNDUS: It can't be five single people living there.

MR. OLINKIEWICZ: No, no, I'm not saying five single people. But let's say I rented it to an architect that has three drawers, and two people, do I have to come and get a use variance for that, or whatever?

ACTING CHAIRMAN DOWLING: Because it's a change of use, because the last use expired.

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MR. OLINKIEWICZ: Okay. Fantastic. I just wanted to know what -- I didn't know what --

MR. PROKOP: What is the use that you're planning for the first floor?

MR. OLINKIEWICZ: First, I actually had an artist who would like to paint there and have a gallery there ask me. I've got another builder come in and ask me about putting an office in there, and I had a draftsperson, architect, come and talk to me. So that's the three that I've had since I've owned it in three-and-a-half weeks.
MR. PROKOP: Okay. But now -- you know, you're behind -- now you're before the Board, so we -- you know, I think the Board --

MR. OLINKIEWICZ: I mean, that's the uses. I would do light commercial. I would --

MR. PROKOP: In order for the Board to assess your application, I think we need to know what -- you know, not what -- who's approached you, but what use you plan for the first floor.

MS. MUNDUS: Well, he did include that in his letter. Let me see if I can find it.

MR. OLINKIEWICZ: I put that in my letter, that it would be either a painter or a professional.

MR. PROKOP: Okay.

MR. OLINKIEWICZ: As for lawyer or engineer, architect, or builder, someone in --

MR. PROKOP: So I found out, looking at the file, that there's litigation involving the use. It's pretty extensive litigation involving the use of the property. So I don't know if it
affects the application at all, but I need to
look at it, which I will do, and then send around
an email to everybody. You know, I'll do it
right away.

MS. MUNDUS: Okay.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: And just figure out what had
happened.

MS. MUNDUS: But for the record, the letter
that Mr. Olinkiewicz submitted says that the
commercial use for the first floor will be for
professional use, a/k/a doctor, massage, real
estate, or other business office, insurance
agent, artist studio and gallery.

MR. PROKOP: Okay. Thanks.

MS. MUNDUS: That's what he says. It's
complicated.

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ACTING CHAIRMAN DOWLING: It is. Now I
have a question. Since it is Historic District,
does that go in front of HPC before we have done
anything as well?
MS. WINGATE: It only goes before HPC when he takes on a building permit.

ACTING CHAIRMAN DOWLING: Okay.

MS. WINGATE: That's the trigger.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: You can make recommendations to the HPC. If there's anything that you think that they should look into, you could make recommendations or conditions.

MS. MUNDUS: I don't have anything.

ACTING CHAIRMAN DOWLING: So wait until we have -- find out what the deal is with this litigation before we go further.

MS. MUNDUS: Yeah. We're going to have to learn a lot more about several things.

MR. PROKOP: Well, I'll be able to do that. It will -- I mean, it will definitely be done by next week. I'll try to do it in the next day or two.

MS. MUNDUS: Okay.

MR. PROKOP: And then get an email to
Eileen and she could circulate it.

MS. MUNDUS: Okay.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: It's not going to -- you know, it's not going to hold up the application, it's just something that I need to educate myself and then inform the Board with. So there was a ZBA process, and there was also litigation involving the property, the use of the property in the past. So I'll take a look at that and let you know exactly what happened.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: So then I think, if you're ready, you can make a motion to --

ACTING CHAIRMAN DOWLING: Just table this until we get your findings?

MR. PROKOP: Or you could put it on for discussion at next week's meeting. You know, basically, what you do here is you accept -- you basically accept the application as complete into the process. I mean, you're not approving it or disapproving it, but to get it into the process of reviewing it --

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: -- at your meeting. So
there's no reason why you can't do that.

ACTING CHAIRMAN DOWLING: Okay. Are you --

MS. MUNDUS: Yes.

ACTING CHAIRMAN DOWLING: Okay.

MS. MUNDUS: So make the motion.

ACTING CHAIRMAN DOWLING: Okay. So motion to accept the application for use evaluation approval. Applicant, Jim Olinkiewicz, has proposed to remodel a nonconforming dwelling into a mixed use building. The building is located at 211 Carpenter Street. The property is zoned Commercial/Retail; Suffolk County Tax Map 1001-7.-1-15.2.

MS. MUNDUS: I second.

MR. MC MAHON: Aye.

ACTING CHAIRMAN DOWLING: All in favor?

MS. MUNDUS: Aye.

ACTING CHAIRMAN DOWLING: Aye.

Approved.

Item 2, motion to accept application for use evaluation approval. Applicant, Phillip
Karlin, has proposed to reconfigure an existing store to accommodate a new business. The proposed use is for a wholesale production, processing and packaging facility. The property is located at 414 First Street; Suffolk County Tax Map #1001-7-7-15.2.

MS. WINGATE: Excuse me, Chris.

ACTING CHAIRMAN DOWLING: Yes.

MS. WINGATE: I made a mistake there. The number is 1001-4-7-5. Sorry.

ACTING CHAIRMAN DOWLING: Okay, correction. Suffolk County Tax Map 1001-4-7-5?

MS. WINGATE: (Nodded yes.)

ACTING CHAIRMAN DOWLING: Anybody to comment?

MR. KARLIN: Good evening, everyone. How are you all this evening?

MS. MUNDUS: Hi.

MS. PHILLIPS: First, I need to make a disclaimer. I am currently a Village Trustee in the Village of Greenport. My name is Mary Bess
Phillips. I live at 210 Atlantic Avenue, Greenport, New York. I am also here as the landlord for this particular property at 414 First Street.

And I also need to make a clarification that the tax map number that you are showing is incorrect. I decided today to pull out the deed, pull out the surveys, and I checked with the current Village sewer and water billings to make sure that my information is correct. And the water meter that is going to the old Salamanders building, which is where this particularly is housed, the tax map number is 4-7-13.

I have copies here. I have the original survey, which, when we closed on the property in 1997, the property was surveyed to show that the second portion of that building, if you look at the survey itself here, it has both tax map numbers on it. And the reason that it was surveyed that way is that property encompasses 100% of the lot coverage, and it has no parking
to it. The only parking that's available to that property is because we own the other piece, which has the last two digits of 05.

So I need to make the clarification. There has been confusion over this property over the years, so today I just want to put this on record that this is -- and I will get a full copy of the survey for you, which I have here, so that you have it. I think that probably what you have is the portion that I gave the tenant at the time.

MS. MUNDUS: This is the Suffolk County Tax Map. So you're saying the Suffolk County Tax Map is incorrect also?

MS. PHILLIPS: Well, I get two tax map bills, I have two tax map numbers. And I'm not sure where you got that copy from, but I do know that I gave the tenant a copy of what the fish market -- I'm sorry, so I call it the fish market, where Salamanders used to be and where North Fork Smoked Fish is trying to go into.

MS. MUNDUS: But the building itself is
physically located on Lot #5.

MS. PHILLIPS: No. There are two separate tax maps. There are two separate tax bills, I pay two separate taxes, they are two separate pieces of property.

MS. MUNDUS: No, I understand what you're saying, but the building itself is physically sitting on Lot #5, yeah.

MS. PHILLIPS: It has no -- the only access that that building has on Lot 5 is the parking lot. The whole building covers -- the old survey, the old survey, the old tax -- property taxes, when you go through for the deed, separate them out into two separate pieces.

MS. MUNDUS: Well, it does show Lot #5 separate from Lot #13.

MS. PHILLIPS: And #13 is the small building.

MS. MUNDUS: That's interesting. So here's the survey that we have in the application.

MS. PHILLIPS: Here's the full survey.
You'll see the full survey here has 0-7-5 and 13; 13 is this piece that goes this way, and it only goes up to the back of the cement piece. When Mrs. Jones had this property, she subdivided it years ago. So when we purchased it, we purchased it with two separate pieces. These are --

MS. MUNDUS: And who owns this?

MS. PHILLIPS: These pieces here all belong to 05. This is the only thing that's separate. Our title insurance reads this way, our deed reads this way. I don't know what Suffolk County map says, I can't vouch for that. I will go back to the County with my deed, but this is how our title insurance reads, and this is the full map, which I will get you.

MS. MUNDUS: So you're saying on this map here, that this strip that the fish market is on is part of #13?

MS. PHILLIPS: I can't tell you -- I can't tell you how they numbered it. All I can tell you is how my tax map properties read. I get two
separate tax bills, one is for 5 and one is for 13.

MS. MUNDUS: Right.

MS. PHILLIPS: Thirteen belongs to that building.

MS. MUNDUS: Yeah.

MS. PHILLIPS: Okay? I can't tell you how that reads. I will have to go to Suffolk County myself and get it corrected.

MS. MUNDUS: So could you please explain to us why that makes any kind of a difference to the use of the store?

MS. PHILLIPS: It doesn't. I just want the property tax -- I want -- the property has to have the correct tax map number.

MS. MUNDUS: Yeah. Well I would say that it really should be resurveyed and this should be conclusively solved, because, in the future, it's going to be a bigger problem down the line.

MS. PHILLIPS: Well, that's a part of the reason why I brought the survey map today, because this is the survey map that we closed with. And I have my title insurance. I also have a copy of the receipts of my bills from the
Village of Greenport which show two separate properties.

MS. MUNDUS: Well, I see two separate properties. I just --

MS. PHILLIPS: The tax map number has to be 4-7-13, not 4-7-5.

MS. MUNDUS: Okay. So, really, what you're trying to explain, then, is that this common border between Lot #15 and Lot #13 is inaccurate.

ACTING CHAIRMAN DOWLING: Five.

MS. MUNDUS: I mean, Lot #5 and Lot #13. But the building itself is still physically on this map located on #5.

MS. PHILLIPS: If I were to sell it tomorrow --

MS. MUNDUS: On the sidewalk.

MS. PHILLIPS: If I were to sell it tomorrow, the building, the building itself, 13, if I were to sell it tomorrow, it has no connection to the parking lot.

MS. MUNDUS: Yeah

MS. PHILLIPS: Okay? The parking lot
belongs to the tax map 05.

MS. MUNDUS: 05. So, in other words, you're saying that the clearinghouse uses Parking Lot #5.

MS. PHILLIPS: They are #5.

MS. MUNDUS: They are #5.

MS. PHILLIPS: Okay. And the other two buildings in the back.

MS. MUNDUS: Okay. Okay.

MS. PHILLIPS: But I need that corrected, okay?

MS. MUNDUS: Well, I'd like to see some more -- I'd like to see some clarification.

ACTING CHAIRMAN DOWLING: Yeah.

MS. MUNDUS: I just can't believe that this Suffolk County Tax Map is inaccurate, so --

MS. PHILLIPS: I will have my attorney here the next time.

MS. MUNDUS: Okay. Thank you very much.

MS. PHILLIPS: Okay? Because I have tried to correct this for years.
MR. KARLIN: I own the North Fork Smoked Fish Company. It's a -- it's just a wholesale location where we process smoked fish and other fish products to be shipped out, and on a wholesale basis, and that's it.

MS. MUNDUS: Why are you coming to the Planning Board after the business was opened? And it's been open most of the summer, right?

MR. KARLIN: Oh, yeah.

MS. MUNDUS: Okay.

MR. KARLIN: Yes, it has. I was informed that I had to do this, so here I am doing it. I didn't realize that I needed to do it. I hadn't made any changes to the building. I just moved
in and put some -- washed down walls down, painted it and moved my equipment in.

    ACTING CHAIRMAN DOWLING: What kind of equipment did you move in?

    MR. KARLIN: Self-contained 110 volt smokers, and a couple of cutting tables, some stainless steel tables.

    MS. MUNDUS: For -- to use the building for this purpose, did you have to have electrical survey, did you have to have Board of Health? Do you have all of the stuff that goes with food preparation that's required?

    MR. KARLIN: Yeah. I'm covered under Ags and Markets. I'm a certified HACCP -- certified with HACCP and through Ags and Markets. I've been inspected. I have my C-20 there. That's it.

    MS. MUNDUS: Okay. The electrical supply has been inspected, and everything, because I imagine smoking takes a lot of heat, right?

    MR. KARLIN: No, it doesn't. No, not at
MS. MUNDUS: It doesn't?

MR. KARLIN: No. It's the same as -- it's less than plugging in an oven. An oven is usually 220, these are 110. They're self-contained smokers, very low heat, and very little smoke. Even folks around say, "I thought you were smoking fish in there, I never smell anything."

MS. MUNDUS: So where does it exhaust; does it?

MR. KARLIN: Yeah, there's an exhaust fan in there. It exhausts out of the side of the building, the little bit that there is.

MS. MUNDUS: Well, my questions are really for the landlord. And I'm happy that you're here, even though it's a little bit late. So could I ask you a couple of more questions?

MS. PHILLIPS: Sure.

MS. MUNDUS: Regardless of which lot number the building is on today, when I was over there,
I noticed that all of your roof drainage goes into the gutter on the next door neighbor's property. Is that an arrangement that you made with Joe Henry, or how long has that been that way?

MS. PHILLIPS: That has been there since we bought the building, and Joe Henry is aware of it. It always has been that way.

MS. MUNDUS: Okay. And then the other drainage on this side jumps right out on the sidewalk.

MS. PHILLIPS: That is part of what -- when Salamanders was in there, they constructed something that I was not aware of, and I believe it's supposed to go down into the ground. I'm sorry, I didn't notice, Pat. I'll take a look at it.

MS. MUNDUS: Yeah, it's -- I would hope that as a Village Trustee, that you would be setting a good example for everybody else. And that dry well jumps right straight -- right next to the steps. It's kind of under those
hydrangeas there. And I know there's a storm
drain right there on the street, but, you know,
that would make a good example of —

MS. PHILLIPS: As I said, the tenant that
was in there before had complete control of what
was going on.

MS. MUNDUS: Right.

MS. PHILLIPS: When she vacated, I had a
building that I am still trying to figure out
what still needs to be fixed.

MS. MUNDUS: Yeah.

MS. PHILLIPS: It was not left in the best
condition.

MS. MUNDUS: Yeah.

MS. PHILLIPS: The other thing is, I need
to let everyone know that I have had less
complaints from the neighbors, given the fact
that that company is in there with low traffic,
low odor. For years, I dealt with complaints
from everyone dealing with the previous business
being in there. So part of the reason for doing
this was to keep it low impact. And there are
other plans to do other things there, but this is
just a first step on just -- Mr. Karlin has taken
the approach of fixing what needed to be fixed.
There was no need for anything other than to
paint the walls. We were left with an empty
building that had been stripped of anything that
should have been left there.

MS. MUNDUS: I'm sorry to hear that. What
about the area in the back, which is like a
restaurant service area, which is pretty trashy
right now? Is there any --

MS. PHILLIPS: You mean the cement slab
that's behind the building?

MS. MUNDUS: Behind the building.

MS. PHILLIPS: Okay. He has a portable
building there that was left from the previous
tenants that they used as storage, and then there
is a dumpster back there. And part of what's
going on is, as he completes his business
starting to grow, some of that will go inside
during the wintertime.

MS. MUNDUS: Yeah. Well, it doesn't appear
that the dumpster, nor the building, are being
maximized, because it's filled with garbage and
trash back there.

MS. PHILLIPS: I'm sorry. Maybe you got

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the wrong building, because it --

MS. MUNDUS: No. I have it on my phone, if you want to look at. There's -- I mean, I know it's right after Maritime Festival. Maybe there is big baskets of beer bottles back there from the festival, but it's a -- you know, the problem with the area --

MS. PHILLIPS: The dumpster is off on the side towards Mr. Henry's. Is that the dumpster you're talking about?

MS. MUNDUS: I'm talking about the fish crates, and work stuff, and --

MS. PHILLIPS: That is in a separate building. That has nothing to do with Mr. Karlin.

MS. MUNDUS: It's not in a building, it's on the concrete, laying right outside. I guess the point is that I'm making is that it doesn't matter whether the building is on Lot #13 or Lot
#5, whichever tax map it is, this area still is, you know, public -- people walk through here. It's filled with mud puddles, and ruts, and trash, and dumpsters full of stuff, and I --

MS. PHILLIPS: And I'll be more than happy to close off the entrance to Main Street and -- I mean, to Front Street. That's --

MS. MUNDUS: I don't mean to be -- it's not a wisecrack. I'm just saying that as things get better in Greenport, it gets better for all of us. And as a Trustee, I would hope that you would take the first step.

MS. PHILLIPS: Then I suggest that you -- are you mentioning the boxes of fishing gear that is --

MS. MUNDUS: One second and I'll tell you exactly what's back there. Fish crates, plastic buckets full of beer cans, a cardboard box full of bottles. There's a hand truck, there's a cardboard waxed fish crate filled with beer cans and bottles. You're right, the dumpster is off
to the side, and that small shed, you know, is there, but, like I said, they're not containing all the junk. And then on the other building, which I guess is the old icehouse, you know, I mean, what the heck is going on there?

MS. PHILLIPS: That is being converted into a storage on the inside to put all of Mark's gear in. I'm in the middle of -- we originally had the lot across the street from Arden where she changed, and I had to move 25 years of my husband's fishing gear. If you will notice that most of that stuff is being moved around to -- and it changes every day, it doesn't stay there. Recently, Mark came out to get a piece of netting out of his box, which is being put into one of the buildings. So, eventually, that will all -- but I'm afraid summer season kind of took hold.

The beer bottles, I don't know where they came from. I can't answer that. No one drinks down there, so -- unless they were collecting them from around the corner from the people who
kind of like to hang out in the back.

MS. MUNDUS: I mean, a lot of things go on during Maritime Festival that nobody has any control over. I just don't think people from Maritime Festival are going to leave fish crates laying around. I mean, it is Maritime.

MS. PHILLIPS: Pat, what I'm trying to explain to you is we're trying to move stuff into there.

MS. MUNDUS: Okay.

MS. PHILLIPS: It's a commercial building.

MS. MUNDUS: Yeah.

MS. PHILLIPS: It's commercially zoned. I had to move gear all over the place, out of the place. My son is building shelving inside one of the buildings. I'll be more than happy to show you.

MS. MUNDUS: Okay.

MS. PHILLIPS: If you'd like to stop and see me, I will show you what's going on there.

MS. MUNDUS: Yeah.
MS. PHILLIPS: Okay?

MS. MUNDUS: I would love --

MS. PHILLIPS: It's not going to happen overnight.

MS. MUNDUS: I would love to see it. You know, I've been here only seven years now, but it hasn't been much different over the last seven years. I have no idea who is there in that ice building. You can't even tell what it's -- if it's being used for a business, or storage, or what it is, but it -- there's a lot of trash outside for the last seven years. It's been a messy --

MS. PHILLIPS: Have you had clearinghouses --

MS. MUNDUS: -- mud-puddle-filled center of an important part of the Village, that's all I'm saying. And I appeal to you as the landowner.

MS. PHILLIPS: I'm only one portion of that, I'm not the total. One thing at a time.

MS. MUNDUS: A dumpster, a big dumpster
would go a long way.

MS. PHILLIPS: Perhaps. Then maybe --

never mind. Fishing has become a spot of trying
to find spots to store our stuff, and it will
continue to be that way until we can get
everything cleaned up and put away. So it's a
matter of building, taking time, and it's a
matter of -- I guess you're suggesting that Mark
stays in from fishing to take care of it.

MS. MUNDUS: Look, I come from a fishing
family, and I have no problem with fishermen or
with fishermen's gear, but the Planning Board
routinely has this issue with everybody in Town,
with a back alley, whether it's 7-Eleven, whether
it's your husband's fishing boat, or whether it's
the, you know, convenience store. Piles of
pallets that have been laying around for 10 years
rotting, you know, it's just not a good thing.
It's not good for the Village, and it creates
rats and stuff. We don't need piles of garbage
laying all over the place, that's all I'm saying.
No one is discriminating against fishing boats,
least likely me.

MS. PHILLIPS: Pat, I'll take it under consideration, but the pallets belong to Hommel's, they do not belong to us. Your --

MS. MUNDUS: Do you concede that there's a pile of stuff back there that maybe could be neatened up?

MS. PHILLIPS: I can see that things that -- I can see that things have been moved there because I needed to move them to a spot.

MS. MUNDUS: Okay.

MS. PHILLIPS: And that they have to go inside the building, but I'm not going to put them inside the building and not do it in a way that's organized.

MS. MUNDUS: Okay.

MS. PHILLIPS: And there is stuff that needs to go, and I have to wait --

MS. MUNDUS: I'm happy that you're looking forward to cleaning it up.

MS. PHILLIPS: I have to wait until the Captain comes home to tell me what I can throw out and what I can't. Those nets don't just cost $10.
MS. MUNDUS: No, but they do come home once every seven years. It's the same stuff has been piled up out there for a long time.

MS. PHILLIPS: I have to disagree with you on that one.

MS. MUNDUS: Okay. Well, thank you. Thank you very much?

MS. PHILLIPS: Any other questions from anyone?

MR. MC MAHON: (Shook head no.)

MS. PHILLIPS: Thank you.

ACTING CHAIRMAN DOWLING: There's a question for Mr. Prokop before you have to go. There's an inconsistency, obviously, between the Village's records and the landlord's records of what the tax map I.D. is. Can we even accept an application if there's -- we don't know what plot of land we're even looking at?

MR. PROKOP: You know what I would do is I would accept it, but I would accept it for the meeting next week conditionally on getting some
document. This is straight -- some type of official document straightening out the tax map number.

One of the things was the applicant had to apply -- the tenant had to apply to a couple of different agencies, you know, to get approval to operate there. One of the things might be to see what tax map number is indicated on those applications. And then also there is a survey, I know it's an old survey, but there is a survey. The survey refers to 5 and 13 as the tax lots. Maybe that surveyor could be asked to divide up.

    MS. WINGATE: He's long gone.
    MR. PROKOP: He's long gone. Well, somebody acquired his records, somebody. You know, we should --
    MS. PHILLIPS: I'm sorry, excuse me. Which survey are you referring to, because if you're looking --
    MR. PROKOP: The one that shows 5 and 13.
    MS. PHILLIPS: -- for Mr. VanTuyl's, I have
it. The one I have is from 1997.

MR. PROKOP: Yeah, that's one. It shows
the -- it says 5 and 13 together. It doesn't say
5 or 13, it says 5 and 13.

MS. WINGATE: Yeah, VanTuyl, he's long
gone.

MR. PROKOP: So that's my -- I would -- if
you wanted to accept that, I think it's okay to
accept it, as far as starting the process and the
review process, but it would be conditional on

getting the tax -- some kind of official document
that the tax map consistency has been resolved.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: If there is an inconsistency.

I don't know if there is one.

ACTING CHAIRMAN DOWLING: Okay. The one
that Pat has here shows, you know, 5, Lot 5
basically being, you know, the place where the
fish market is right now, Smoked Fish Corp., and
the whole Hommel and clearinghouse as one lot, so
that's --
MR. PROKOP: That's the Suffolk County Tax Map?

ACTING CHAIRMAN DOWLING: This is what --

MS. MUNDUS: That's an enlargement from the Suffolk County Tax Map.

ACTING CHAIRMAN DOWLING: Five here and 13 here. So one building's here, one building's here, with a lot in between, parking lot.

MR. PROKOP: Where did this come from?

MS. MUNDUS: Suffolk County Tax Map.

MR. PROKOP: Okay. So we're talking about what's over here, right? It's on the street here?

MS. MUNDUS: The building is right here.

MR. PROKOP: The building that we're talking about?

MS. MUNDUS: The building we're talking about is right here, and it's right -- inches, inches.

MR. PROKOP: So it looks like it's 5 that I can see.
MS. MUNDUS: That's what I thought, too, but that's not what Mary Bess says.

MR. PROKOP: So we do have to verify.

MS. MUNDUS: Yeah. Mary Bess is saying that this lot is part of #13, so that this line back here is untrue.

MR. PROKOP: I think maybe somebody could just take the survey -- you know, a surveyor can just take that survey and plot it for you. You know, we just need to know where the building -- where the building lies. If that came from Suffolk County, then it seems pretty clear it's Lot 5. I don't see how it could be anything else but that. You know, who knows, maybe it's --

MS. MUNDUS: It could be maybe that Suffolk County hadn't been updated with that change.

MS. PHILLIPS: We've owned the property since 1997. I have no idea how old the Suffolk County map is, but I do know that there have been other building permits that have been dealing with separation of the two through the Village of
Greenport. This is not the first time that you've had to correct this. That's why I came before you, is that this is not the first time there's been confusion. But I do receive two separate property tax bills from Suffolk County, and from the Village of Greenport, and the Town -- well, the Town of Southold. And if you were to go and actually look on the property taxes that come through from Suffolk County, they are two separate pieces.

ACTING CHAIRMAN DOWLING: That's understood. The main thing is which building is this on is what's unclear, which lot, because, you know, there's inconsistency on this picture and your survey.

MS. PHILLIPS: Okay.

ACTING CHAIRMAN DOWLING: So that's what we need to clear up --

MS. PHILLIPS: As I explained --

ACTING CHAIRMAN DOWLING: -- is that inconsistency between the two.

MS. PHILLIPS: As I explained before, to
verify, I asked the Electric and Sewer and Water
Department to tell me which meter was on which
building. And when I verified, because the
previous tenant left me a sewer and water bill
that I let go on the tax map -- I mean, on the
property taxes, that is the property with that
tax map number, is where the ending is 13.

MR. PROKOP: We can pretty easily get -- an
ingenueer can do this in one second. These
engineers have the programs on their computer to
do this in one second.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: I'll call somebody tomorrow
and get it done.

MS. MUNDUS: Maybe the Village Utility
Office has the wrong tax number on your meter.

MR. PROKOP: But I'll get that for you.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: There's no need to resurvey, I
don't think. We could get --

MS. MUNDUS: Okay.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: I think we can get that done.

MS. MUNDUS: I mean, it really doesn't have
any bearing on exactly what the tenant is applying for.

ACTING CHAIRMAN DOWLING: Except for parking.

MS. MUNDUS: Except for parking.

ACTING CHAIRMAN DOWLING: Do you --

MS. MUNDUS: But the parking is not --

okay.

MS. PHILLIPS: The parking is available to the tenant because we own both pieces.

MR. PROKOP: So I think the kinds of things we're discussing are the kinds of things that would be discussed in public at the next meeting.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: And I would, you know, accept the application as far as getting it in the process.

ACTING CHAIRMAN DOWLING: Okay.

MR. PROKOP: These other things we'll straighten out --

ACTING CHAIRMAN DOWLING: Okay.
MR. PROKOP:  -- between now and then.

ACTING CHAIRMAN DOWLING:  Okay, great.

MR. PROKOP:  That would be my recommendation.

ACTING CHAIRMAN DOWLING:  Is there any other public comment at all?

(No response.)

ACTING CHAIRMAN DOWLING:  Do you have any questions?

MR. MC MAHON:  (Shook head no.)

ACTING CHAIRMAN DOWLING:  The only question I have is for -- so parking and deliveries are all done basically using the adjacent parking lot?

MR. KARLIN:  Yeah, pretty much. Well, that, and, you know, right in the back there where that slab is, is the garage door. So I park my truck there, and if I have a delivery, or a drop-off, or a pickup, it's right there on that pavement there, that cement slab.

ACTING CHAIRMAN DOWLING:  And are you the
Do you?

MR. MC MAHON: (Shook head no.)

ACTING CHAIRMAN DOWLING: All right. I'll make a motion to accept application for use evaluation approval. Applicant, Phillip Karlin, has proposed to reconfigure an existing store to accommodate a new business. The proposed use is for wholesale production, processing and packaging facility. The property is located at 414 First Street. Suffolk County Tax Map is in question, pending verification at the next -- at the regular meeting. Second?
MR. MC MAHON: I second it.

ACTING CHAIRMAN DOWLING: All in favor?

MS. MUNDUS: Aye.

ACTING CHAIRMAN DOWLING: Aye.

Item 3, general discussion on the enforcement of site plan and use evaluation approvals. So this is something I was -- (Siren Sounded)

ACTING CHAIRMAN DOWLING: So this is a topic that -- it would be nice if the Attorney were here as well, but when there are new businesses that open up and don't comply, or don't accept, what is -- I mean, there's no real set -- I don't know if we have any kind of power to -- power to say, go to someone and say, or have the Code Enforcement Officer go to someone and say, "You have to come in front of the Planning Board."

MR. MC MAHON: Is there a Code Enforcement Officer?

ACTING CHAIRMAN DOWLING: There is a
MR. MC MAHON: Good.

MS. WINGATE: In that case, he would.

ACTING CHAIRMAN DOWLING: He would. But what does the -- I mean --

MS. WINGATE: If you would like him at the next meeting, we could arrange for that. He is part-time, 20 hours a week, and I'll see him on Friday. Maybe -- this week, it's a holiday week, so I might not see him until Monday.

ACTING CHAIRMAN DOWLING: Okay.

MS. WINGATE: But --

ACTING CHAIRMAN DOWLING: Just because there are other businesses. I mean, it's great that he's, you know, taken the initiative to come in front of us for the Smoked Fish Corp., but then there's a bakery on --

MS. WINGATE: The bakery is in litigation.

ACTING CHAIRMAN DOWLING: They're in litigation?

MS. WINGATE: (Nodded yes.)
ACTING CHAIRMAN DOWLING: Okay. So would you have any other comments about this, or, I mean --

MS. MUNDUS: Well, I mean, we just saw the -- you know, the attitude, and that if the landlord doesn't take, you know, first responsibility, we, as the Planning Board, I have nothing, no recourse or nowhere to go, except to ask the Code Enforcement -- I mean, I don't know what to say. It just seems like the primary responsibility lands with the -- should be with the landlord. And the Planning Board, we've had the same frustration over and over again, where we know what should be done, but as soon as we all leave the door, life goes on and nothing happens.

ACTING CHAIRMAN DOWLING: Any other comments about this? I mean, anybody else?

MS. WINGATE: Perhaps next week, when Joe is here, you do a little Executive Session and discuss this with him.
MS. MUNDUS: Because we -- you know, I'd like to meet the Code Enforcement Officer and have a meeting with him so that we can all be on the same team together.

ACTING CHAIRMAN DOWLING: Yup.

MS. MUNDUS: Yeah.

MS. WINGATE: I will ask if he could be here next Thursday.

MS. MUNDUS: Because it should be uniformly applied and not, you know -- I mean, just think of what happened with Layyah? I mean, we went through weeks, and weeks, and weeks of handicapped parking, and garbage, and where does the taxi park, here, not there, the trash behind the building.

ACTING CHAIRMAN DOWLING: And Deborah Schade over the color of her bikes.

MS. MUNDUS: Exactly.

ACTING CHAIRMAN DOWLING: And at the end of the day, we have people that are showing up without doing anything.

MS. MUNDUS: And these are two -- this is a giant piece of property right in the center of the Village, which, you know, needs uniform enforcement. So, anyway, I'm still looking
backwards instead of forward. I'm sorry.

ACTING CHAIRMAN DOWLING: Well, sometimes

you have to do that. Anybody else have any

comment on Item 3?

(No response.)

ACTING CHAIRMAN DOWLING: Item 4.

MS. WINGATE: I think having a procedure in

place in writing would be really helpful.

ACTING CHAIRMAN DOWLING: Yeah.

MR. MC MAHON: I find it hard believe there

isn't one there.

MS. MUNDUS: And it doesn't matter whether

it's a taxi service, or a convenience store, or a

fishing boat, you know. I mean, what's for the

greater common good of Greenport is the important

thing.

MR. MC MAHON: I think maybe next week,

when we meet with the Code Enforcement Officer

and speak with Joe, we'll have a more productive

conversation.

MS. MUNDUS: Yeah, exactly.
MS. MC ENTEE: Are we talking -- I was under the impression that Item #3 had to do with talking about the use evaluation approval that had to do with Item #1; is that not correct, or are we off track here?

MS. MUNDUS: This is a general discussion on enforcement.

ACTING CHAIRMAN DOWLING: This is general, so anything in the Village.

MS. MUNDUS: Right.

MS. MC ENTEE: Oh, okay.

ACTING CHAIRMAN DOWLING: Anything that, you know, has, you know, something to do with site plan and use evaluations that we have to -- basically, all the stuff that comes in front of us.

MS. MC ENTEE: Okay.

ACTING CHAIRMAN DOWLING: But if you have a comment about that --

MS. MC ENTEE: No. I'm actually listening to what you have to say about it.

ACTING CHAIRMAN DOWLING: Okay.
MS. MUNDUS: Because that's the problem, is the Planning Board hears plans, but we have nothing to do with execution. So when people say they're planning on doing something, and then leave here and go do something else, we feel like they're not doing what they said they were going to do.

ACTING CHAIRMAN DOWLING: And we start feeling like a puppet, we just sit up here.

MS. MUNDUS: So we wonder what all the wasted time and effort is all about if they just go out and do whatever they want to do anyway. So that's why we're trying to grapple with how can one branch work with the other branch. So that what we try to effect with our planning and our discussion, and we do a lot of discussion about it, you know, actually comes to fruition, rather than just a piece of paper.

MS. MC ENTEE: Well, I do see -- I'm Joanne Mc Entee, by the way, 242 Fifth Avenue. I do see a lot of problems with the parking all throughout
the Village. You know, I understand that Karlin has parking areas, and which is -- I don't particularly see that there is an issue. I do see parking on our street is an issue. I don't see where on Carpenter Street there is going to be parking when you have so many people there. I'd also like to find out when was the last time someone was in there? Has it been over a year?

ACTING CHAIRMAN DOWLING: Oh, yeah, well over a year.

MS. MUNDUS: Yeah.

MS. MC ENTEE: Well over a year.

ACTING CHAIRMAN DOWLING: That's why it's now back to Commercial/Retail, or Commercial/Residential, not --

MS. WINGATE: Commercial/Retail.

ACTING CHAIRMAN DOWLING: Commercial/Retail, not -- it can't be a home anymore, it's got to be commercial. Part of it has to be, the first floor.

MS. MC ENTEE: And so, therefore, there can
be an apartment upstairs?

ACTING CHAIRMAN DOWLING: Yup. Any other --

MS. MUNDUS: No. I just would like to, you

know, say what I said before.

ACTING CHAIRMAN DOWLING: Yeah.

Absolutely, yeah.

MS. MUNDUS: We should meet with Code

Enforcement and find out how does the Planning

Board and Code Enforcement actually, you know --

ACTING CHAIRMAN DOWLING: Work.

MS. MUNDUS: -- work effectively together.

ACTING CHAIRMAN DOWLING: Yup.

MS. MUNDUS: Because that would help guide

us into doing the right thing. And, you know, we

have been trying to do this by giving conditional

approval for things to see how people perform,
second one we've had in two months where they come to us. They just open and then they come to the Planning Board after the fact, so it's not exactly planning.

ACTING CHAIRMAN DOWLING: Asking for forgiveness, instead of permission.

MS. WINGATE: Well, at the same time, these two that came to you in the past two months have been the only two all summer. So you're way ahead of last year. It's uphill, but it really seems to be working. The two that you have right now are just really rough clients.

MS. MUNDUS: Yeah.

MS. WINGATE: Look at -- you know, Julie is -- Julie is Julie.

MS. MUNDUS: Yeah.

MS. MC ENTEE: I think that's very unfair to say.

MS. WINGATE: I think that's very true, and until you've been in court with them, I think --
very unfair to say in front of the public here. If you want to keep it to your private self or your work sessions, your working Executive Sessions, I believe that that is the place for that.

MS. WINGATE: We are in litigation.

MS. MC ENTEE: That's fine.

ACTING CHAIRMAN DOWLING: You mind if I move --

MS. MUNDUS: I have nothing else to say.

ACTING CHAIRMAN DOWLING: All right. We'll move on to Item #4. Motion to approve the minutes for the following: July 3rd, 2014 regular meeting.

MS. MUNDUS: Second.

ACTING CHAIRMAN DOWLING: All in favor?

MS. MUNDUS: Aye.

MR. MC MAHON: Aye.

ACTING CHAIRMAN DOWLING: Aye.

Item 5, motion to accept the minutes for the following: August 7th, 2014 regular meeting.

MS. MUNDUS: Second.

ACTING CHAIRMAN DOWLING: All in favor?

MS. MUNDUS: Aye.
Item 6, motion to schedule the next regular session on October 2nd, 2014, and the next work session for October 30th, 2014.

MS. MUNDUS: Second.

ACTING CHAIRMAN DOWLING: All in favor?

MS. MUNDUS: Aye.

MR. MC MAHON: Aye.

ACTING CHAIRMAN DOWLING: Aye.

Item 7, motion to adjourn.

MS. MUNDUS: Second.

ACTING CHAIRMAN DOWLING: All in favor?

MS. MUNDUS: Aye.

MR. MC MAHON: Aye.


Thank you, everybody.

(Whereupon, the meeting was adjourned at 6:10 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 September 25, 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 9th day of October, 2014.