VILLAGE OF GREENPORT
PLANNING BOARD
WORK AND REGULAR SESSION
November 20, 2014
5:00 p.m.

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

Appearances:
Peter Jauquet – Chairman
Bradley Burns
Chris Dowling
Devin McMahon

Joseph Prokop, Village Attorney
Eileen Wingate, Village Building Inspector
Whereupon, the meeting was called to order at 5:10 p.m.)

CHAIRMAN JAUQUET: This is the Village of Greenport Planning Board, November 20th, 2014 meeting. This is a work and a regular session meeting.

And the first item on the agenda is discussion and possible motion to approve an application for a new restaurant in a space located at 110 Front Street. The applicant, Carlos Gomez Gonzalez, proposes to open a prepared-Spanish food restaurant for consumption on and off the premises in a facility which was formerly used as a restaurant type space. Mr. Gonzalez has supplied the additional information as requested by the Planning Board at the November 6th meeting. This is District 1001,
I think the -- is Mr. Gonzalez here?

MR. GONZALEZ: Yes.

CHAIRMAN JAUQUET: Oh, hi. I think the one thing that might be missing is your sign plan.

MR. GONZALEZ: You want me to sit here or go --

CHAIRMAN JAUQUET: Do you have the -- yeah, go over there and you could just tell us, if you have an illustration. We did see the --

MR. GONZALEZ: Yeah, the --

CHAIRMAN JAUQUET: The new picture of your --

MR. GONZALEZ: The view here. My name is Carlos Gonzalez, and Gelyn is with me to help me out, work together. The sign going to be set in the other place they got there.

MS GIRON: The sign for the name of the restaurant is going to be on top of the -- of the -- of this.

AUDIENCE MEMBER: Awning.
MS GIRON: Yes.

CHAIRMAN JAUQUET: Of the awning?

MS GIRON: Yeah.

CHAIRMAN JAUQUET: Yeah.

MS GIRON: I'll provide you with a picture.

CHAIRMAN JAUQUET: This is the picture that you have, that I have?

MS GIRON: Yes, that's the same.

CHAIRMAN JAUQUET: Oh, okay.

MS GIRON: It's going to be on top of the --

CHAIRMAN JAUQUET: All right. So you don't have your actual words or the name of your restaurant drawn in it?

MS GIRON: No. The name is going to be Tikal I.

CHAIRMAN JAUQUET: Tikal I?

MS GIRON: Yes.

CHAIRMAN JAUQUET: Okay.

MR. GONZALEZ: Yes, that's the name it's
going to be.

CHAIRMAN JAUQUET: Do we need to have a picture of that like superimposed on this somehow?

MS. WINGATE: I don't know, Peter.

CHAIRMAN JAUQUET: Do we want to -- do we want to do that?

MS. WINGATE: Do you need it?

CHAIRMAN JAUQUET: I think we -- usually with ask for that.

MS GIRON: Okay.

CHAIRMAN JAUQUET: And so maybe you could just get that picture and pass it by the Building Department --

MS GIRON: Okay.

CHAIRMAN JAUQUET: -- for the next meeting,

and then we'll make a motion to approve your plan. Is that okay?

MS GIRON: That's okay.

CHAIRMAN JAUQUET: I mean, what's your timing? What's your timing on opening this
restaurant?

MS GIRON: We're planning on opening as soon as possible. The lease, everything, is signed.

CHAIRMAN JAUQUET: Our next meeting is in December.

MR. GONZALEZ: Which day in December?

MR. DOWLING: The 18th.

MS. WINGATE: Do you want to do it conditional?

CHAIRMAN JAUQUET: That's what I was thinking. Why don't we do it conditional?

MR. BURNS: Certainly.

CHAIRMAN JAUQUET: Is that okay with you guys?

MR. DOWLING: The new site plan looks good to me. Everything we asked for is on it.

CHAIRMAN JAUQUET: Right.

MR. BURNS: Let's move it, then.

CHAIRMAN JAUQUET: Okay. And then as soon as you can, bring your sign to the Building
MS. GIRON: Okay.

CHAIRMAN JAUQUET: And then the Building Department can give it to us for our next meeting just to pass on it.

MS GIRON: Okay.

CHAIRMAN JAUQUET: Or just to look at it.

So I'm going to propose a motion to approve the application for the new restaurant space, and included in that is a motion to adopt Lead Agency for SEQRA, Type II Action, which requires no further environmental review on this space. Do I have a second?

MR. BURNS: Second.

CHAIRMAN JAUQUET: Is that okay?

MS. WINGATE: That's it.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

MS GIRON: Thank you.

MR. GONZALEZ: Thank you.

CHAIRMAN JAUQUET: Okay.
MR. GONZALEZ: Thank you very much.

CHAIRMAN JAUQUET: Good luck.

Item 2 on the agenda is to table the discussion on an application for a use evaluation of the North Fork Smoked Fish facility located at 414 First Street. The ZBA will be accepting an application for a use variance. So it's -- and that's District 1001, Section 4, Block 7, Lot 5. I don't think we need to discuss that any further.

MR. DOWLING: I second that.

CHAIRMAN JAUQUET: Do we need to -- do we need to have vote on the table?

MR. BURNS: I'll move to table.

CHAIRMAN JAUQUET: Okay.

MR. DOWLING: Motion to table.

CHAIRMAN JAUQUET: Any second?

MR. DOWLING: I second.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MR. MC MAHON: Aye.
Item #3 is further discussion and possible motion to accept an application for site plan review for a new structure to be located at Sterling Street. The owner is Osprey Zone Marina, whose principal is Paul Henry. The applicant is Robert I. Brown, Architect PC. The application is for a new structure on pilings with parking at grade to house a bathroom and laundry for members of the marina, as well as a general office for use by the private marina owners. The proposed structure is 38-feet-by-six-inches-by-20-feet-by-10, with two stories above a seven-foot-three-space grade-level parking area, for a total building height of 30 feet. And this is at District 1001, Block 3 -- Section 3, Block 4, Lot 42.

So I guess we're going to have further discussion on this.

MS. SIEGEL: Hi. Good evening. Jane Siegel of Gleich, Siegel & Farkas, 36 South
Station Plaza, Great Neck, New York, here on behalf of the applicant.

I just want to say we're here to conclude the presubmission conference. We have at this point obtained, the Building Department has obtained the Suffolk County Planning Commission letter that was requested. And in dialogue with Planning Board Work and Regular Session 11/20/14

the Building Department, we have provided the backup information on the DEC No Letter -- No-Jurisdiction Letter. However, they are requesting an updated letter, which we have agreed to provide to you upon the conclusion of today's presubmission conference, in accordance with 150-30(C)(2). We then have six months to make our application. So when we actually submit the application for the Planning Department, we are agreeing to submit with it that updated letter.

In addition, the Planning Board should be aware that we are going to be removing from the plan the balcony. So the site plan will be as it
is, but without the balcony.

MR. BURNS: I'm sorry, I didn't understand what you just said.

MS. SIEGEL: The plans that were originally submitted had a cantilevered balcony that projected over. We are eliminating that from the plan. So when we make our final submission to the Board for approval in connection with the site plan, we will not have that on it.

MR. MC MAHON: The water side balcony?

MS. SIEGEL: Excuse me?

MR. MC MAHON: The water side balcony?

MS. SIEGEL: That's correct.

CHAIRMAN JAUQUET: That's the part of the building that projected over the --

MS. SIEGEL: Exactly.

CHAIRMAN JAUQUET: That was in the --

MS. SIEGEL: We're eliminating that in the submission. Again, this is a permitted use, as-of-right construction that we're doing here.

And I think that if you have any particular
questions -- are there any issues with regard to
the elements that are set forth in Subparagraph D?
We're happy to entertain them.

CHAIRMAN JAQUET: Subparagraph D.

MR. BURNS: I have two pictures in front of
me, one is an alternative.

MS. SIEGEL: That's correct.

MR. BURNS: And why is that?

MS. SIEGEL: Why is that? Because, based
on the dialogue that came out with the Planning
Board, it was determined that it may be more
desirable for the community if this was a, quote,
unquote, one-story structure. We understand that
there is parking underneath the structure that's
going to be built, and it either will be a

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one-story or a two-story structure. So we had
submitted an alternate plan that showed it as a
one-story with a roof deck, which was an
alternative proposal.

MR. BURNS: Is an alternative based on what
we think, or you're just saying this is here?
MS. SIEGEL: It's an alternative that was proposed for discussion with this preliminary conference with the Board.

CHAIRMAN JAUQUET: This is what we -- these are -- this, I just wanted to make sure. Robert, is this -- this one's new for this week? It has the two -- the two different elevations in it, the one with the peaked roof and the one with the flat. That's what I have in front of me, right?

MR. BROWN: Robert Brown, Architect. The plans that you have in front of you are the ones that we prepared for the last meeting.

CHAIRMAN JAUQUET: Yes. So the two --

MR. BROWN: The site plan is the same, regardless of the --

CHAIRMAN JAUQUET: Right

MR. BROWN: -- formulation of the inside of the building, and whether or not it has a sloped roof or not. Right --

CHAIRMAN JAUQUET: That's my question.

MR. BROWN: Yes.
CHAIRMAN JAUQUET: You've got two ideas here.

MR. BROWN: Two.

CHAIRMAN JAUQUET: Oh, okay. That's what --

MR. BROWN: Yes. Two schemes, but the site plan is consistent for any of the plans.

CHAIRMAN JAUQUET: Right.

MR. BROWN: Except for the fact that the balcony is no longer considered.

CHAIRMAN JAUQUET: Right, right.

MR. DOWLING: Is there on-street parking there? There's parking allowed on the street?

MR. BROWN: The entire frontage is taken up with straight drive-in parking. There are six spaces, so --

MR. DOWLING: Yeah, but is there on-street parking allowed there? That's my question.

MR. BROWN: Well, there wouldn't be, because on-street parking on that property would block --

MS. SIEGEL: No.

MR. BROWN: -- the parking spaces.

MS. SIEGEL: I think he means on-street,
except for the curb cut, of course. So, yes, there is.

MR. BROWN: The curb cut is entirely in the front.

MS. SIEGEL: I understand that, but there's on-street parking that's beyond the premises.

MR. DOWLING: Okay. I'm just -- my concern here is that this is going to be -- you know, it's not a small building, and what Greenport will be losing is a view of the water by having this building there.

MR. BROWN: Well, if I may, the bottom of the building is seven feet above grade.

MR. DOWLING: Right. But three cars parked, it's really going to be blocked, right?

MR. BROWN: The cars, the cars are there whether the building is there or not.

MR. DOWLING: I'm just thinking, if the building was lower, it might give a little --

MR. BROWN: If you're referring to the second plan, which is the flat roof --

MR. DOWLING: Either of them.

MR. BROWN: -- the height would only be 17
feet, roughly.

MR. DOWLING: I'm just thinking, if we have

-- I mean, if everybody starts building across
that thing, we'll lose -- Greenport is losing a
view of the water, which is our only natural
asset we have. So I'm just --

MR. BROWN: We're going less than the width
of the property.

MR. DOWLING: Huh?

MR. BROWN: We're going less than the width
of the property.

MR. DOWLING: I understand.

MS. SIEGEL: And the fact is, is that you
will be able to see through the first story
completely, because it will be open.

MR. DOWLING: Unless there's three SUVs
parked under it.

MS. SIEGEL: It's still going to allow for
light and air.

MR. DOWLING: Okay.

CHAIRMAN JAQUET: One question I had was I
don't know if you were here. You weren't here last week. It wasn't brought up to our attention by the citizenry, but it was a meeting before that where they got up and they were concerned that the site plan for this project that was set forth in 2011, or so, that concerned the building Planning Board Work and Regular Session 11/20/14 of the docks, all the approval for the docks, on that plan, which are there now, the docks and the bulkhead are the old site plan --

MS. SIEGEL: Right, that's all there.
CHAIRMAN JAUQUET: Okay. There was a -- there's a pumpout station that was on that plan that the citizens said was not put in there at that time, and they were complaining about that.

MR. BROWN: I think Mr. Henry needs to address that.

MR. HENRY: May I?
CHAIRMAN JAUQUET: Yeah. So, I mean, that is a question. I see on this one, it's a new -- it's called a drain; on the plans the other day, it's called a pumpout, so I just want to talk
about that for a little while.

MR. HENRY: Paul Henry, applicant. Peter, I'm not really sure what you're referring to. I don't think there was ever any specific plan for a pumpout station on any plans prior to this application. So could you show me what you mean?

CHAIRMAN JAUQUET: Well, it's just that, you know, one of the --

MR. DOWLING: I think it was the CAC that said that that --

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MR. HENRY: You know, I will say this, that it was brought to my attention, actually a year ago when we made that first application, that the CAC had recommended a pumpout station, and that was news to me. Since then, we have had discussions with the Village. I wrote a letter to the Village, the new Administrator, Paul --

AUDIENCE MEMBER: Pallas.


MR. HENRY: Pallas, thank you. Paul
Pallas, and I told him that I was going to be submitting an application to build this building, and that it would be integral to the pumpout station, because there was no hookup to the sewage. I had no hookup to the sewage at the time.

I would like to point out, number one, that every boat, there's only one of them in my marina, that needs pumpout, uses the pumpout boat by lease. He's required to do that. It's not like we're polluting the water.

CHAIRMAN JAUQUET: Is there a pumpout there now?

MR. HENRY: There's a pump -- there's two pumpout boats. And I wish everybody --

CHAIRMAN JAUQUET: Oh, it's a boat that's a pumpout.

MR. DOWLING: Not at this facility.

MR. HENRY: They're not my boats. There are two public two pumpout boats that I pay taxes for, that --
CHAIRMAN JAUQUET: That come around?

MR. HENRY: -- I wish everybody would use, but everybody in my marina uses it. And I --

CHAIRMAN JAUQUET: And what do they do, they come around?

MR. HENRY: They come around.

CHAIRMAN JAUQUET: I didn't know how that worked, yeah.

MR. HENRY: You call them on the radio, and they come and they pump out.

CHAIRMAN JAUQUET: Right.

MR. HENRY: Now, on the new plans, we have complied with this requirement, and it will be integral to our hookup to the sewer system, which only makes sense. But I'd like to point out as well that part of the, I think, advantages to the Village and the public of this building is that we will be providing bathroom facilities hooked up to the sewage system for all my tenants and the boats, so they won't even need the pumpout station anymore. And I can tell you from being a
cruiser that people will always go to the 
bathroom before they go through their holding 
tank, because that's the way cruisers like to 
think, so -- but, Peter, honestly I don't 
remember ever seeing any specific plan indicating 
where a pumpout station would be prior to this 
application.

CHAIRMAN JAUQUET: Okay.

MR. HENRY: And on the contrary, what was 
discussed, I think, was a portable pumpout 
station, which to me is kind of, you know, a 
little overkill for my particular situation, 
where you would have a little pushcart with a 
holding tank that would sit on the dock. And I'm 
sure my neighbors would really have a lot to stay 
about the way that smelled if you ever smelled 
one of these devices.

CHAIRMAN JAUQUET: Okay. Well, I'm just 
recalling the concerns of the citizens.

MR. HENRY: There was an issue.

CHAIRMAN JAUQUET: More than one had come 
up here and said, you know, that it was an item
on the original plan and it's not there.

MR. HENRY: It was not on the plan, but it was mentioned in the CAC recommendation, which I didn't know about, by the way.

MR. SALADINO: It was mandated by resolution.

MR. HENRY: Whatever. I was -- I didn't know about it at the time. And since I found out about it, I talked to the Village and they wanted me to comply, and I told them that I would be submitting this plan. And, if you'll notice, the plan does specify not only the location, but a pumpout station, and it will require a hookup to the --

CHAIRMAN JAQUET: Sewer system.

MR. HENRY: Sewer system.

CHAIRMAN JAQUET: Right.

MR. HENRY: Which is what makes sense.

CHAIRMAN JAQUET: Right. So, even if there were a pumpout station drawn into the old plan, it --

MR. HENRY: I have nowhere to hook it up.

CHAIRMAN JAQUET: Well, there -- right.

In this case, it -- the whole -- the bathroom and
and integral with the Village's sewer system --

MR. HENRY: An hundred percent, yes.

CHAIRMAN JAUQUET: -- which is a better situation.

MR. HENRY: Yes, sir. Thank you.

CHAIRMAN JAUQUET: Does anybody else want to talk about that?

MS. SIEGEL: I'll be honest with you, we're here for a continuation of the presubmission conference from last month. And I know that last month you opened up the floor to comment from, you know, neighbors and whatnot. But this is really a presubmission conference that's with the Planning Board, and the citizens will have an opportunity to speak when the site plan is actually submitted. Right now, this is just a preliminary presubmission conference. So I would object to having comments from the neighbors at this time.

MR. DOWLING: Okay. Could we have a
comment from someone who's on the CAC?

MS. SIEGEL: I don't know that that's --

MR. DOWLING: He's not a neighbor, he's --

MS. SIEGEL: I understand, but I don't know that that is -- this is really, as I said, it's a

Planning Board conference. So we're meeting with you, you're the Planning Board, we're the applicant, and this is what the minutes should consist of. And everybody will have an opportunity at the time that we actually submit our site plan to the Building Inspector.

MR. SALADINO: The CAC should have right to dispute what was said just now, because that's not what's in the record. That's not what's in the official record. That wasn't what was mandated by law.

MS. SIEGEL: I don't know what effect that has right now on this particular --

CHAIRMAN JAUQUET: Just a second.

MS. SIEGEL: -- presubmission conference.

CHAIRMAN JAUQUET: Are we accepting this
application tonight? It's still -- it's still in discussion.

MR. DOWLING: I think we should find out. If the CAC says it's mandated, we need to have proof if he was supposed to have a -- if he was supposed to have something on a -- you know, put into the site plan, we should have the previous site plan be followed through properly before we accept another one. So I think we need to find out if he was supposed to have a pumpout facility.

CHAIRMAN JAUQUET: I don't know.

MR. DOWLING: I think we just have to make sure things are done properly.

MS. SIEGEL: So, if --

CHAIRMAN JAUQUET: But, you know, with this one, the fact that it has to be -- it's now connected to the sewer system, and that opportunity wasn't there last time, it make it --

MR. DOWLING: It's not there at the moment now either.
CHAIRMAN JAQUET: It makes -- you know, it just makes --

MS. SIEGEL: It's going to pull together nicely --

CHAIRMAN JAQUET: I know. I know, that's my point.

MS. SIEGEL: -- as the construction goes through and there's actually the hookup.

CHAIRMAN JAQUET: And it didn't before.

MR. DOWLING: I think we have -- as a Planning Board, we have to make sure that people do what they say they're going to do, right? So -- but we have to make sure, because, you know, we -- a lot of us are fairly new here, and we hear a lot of people complaining that people go ahead and say they're going to do something and never do it. So we have to make sure, is that at his previous approval that he had, if it included that he had to have a pumpout facility. If he hasn't done it, then why should we grant another approval that he may not follow through
with? That's why we have to make sure everything
is followed through properly; do you understand?

MS. SIEGEL: I think that that's something
that has to be dealt with, you know, at another
time. Right now, this is -- we're dealing with
just a presubmission conference, so we're taking
comments. And after we've concluded this
conference, we're going to make a formal
application to the Building Inspector --

CHAIRMAN JAUQUET: Right.

MS. SIEGEL: -- within six months. That's
per your code.

CHAIRMAN JAUQUET: So we don't have to --
we don't have to accept anything.

MS. SIEGEL: And at that time, if there's
any issues with the Planning Board that need to
be addressed, that would be the time that it

would be done.

MS. WINGATE: Perhaps --

MS. SIEGEL: This is just so that we can
get our -- this is -- we have to now go back and
actually submit.

CHAIRMAN JAUQUET: Right, right.

MS. SIEGEL: We're not submitting the two plans that you have on the table, obviously.

MR. DOWLING: Right.

MS. SIEGEL: And we have six months after the conference is concluded to make that application to the Building Inspector.

MS. WINGATE: Perhaps if you applied for your sewer hookup and submitted your paperwork, that would be a step in the right direction. And regardless of whether this building happens or not, you're going to need the sewer hookup.

MS. SIEGEL: I don't want to make that a precondition to my submission, you know, of my site plan approval, but if it's something that will have to be done, we'll certainly be willing to do it in, you know, due course.

MR. HENRY: Can I just make one point, please, if I may? My conversation with Paul --

CHAIRMAN JAUQUET: Pallas.
MR. HENRY: Pallas, thank you, was just on this subject. And we wrote -- and I wrote him a letter, and he seemed to agree with me verbally, that it didn't make sense to apply for the sewer hookup until I knew where the sewer hookup was going to go. And, right now, we're working out what building, and where building, and, you know, so it's a little preliminary.

But I think what's important, also, I'd like to note, is I never agreed to that, that was imposed on me. I bought a marina, okay, and it was in shambles. I wanted to fix it up. I put a lot of money into it. And just because I wanted to fix up what was broken, was thrown at me this requirement, okay? Every boat in my marina has always pumped out. I wish I could say that about every other boat in the harbor; that's not true. I think that what's important is that we get this building and bathrooms, so the pumpout isn't necessary.

MR. SALADINO: You're going to have to let us correct the record. You're going to have to let us correct the record, because what's going on here now is not the facts, is not the truth. I hate to say that about the applicant, but
that's not -- you can check the official record, that's not what happened. That's not what was agreed to. And he was informed, and he was made aware of it, and it was mandated by resolution, by Village Law that he install this; chose not to.

The CAC has no issue with the building, has no issue with the sewer hookup. Our concern is the pumpout. That's what was mandated, that's what was agreed to, and he failed to do it. There's still eight boats in that -- why am I back here? Am I allowed to speak?

CHAIRMAN JAUQUET: This is your opportunity to -- why don't you step up to the --

MS. SIEGEL: Who's speaking?

CHAIRMAN JAUQUET: Yeah, you better introduce yourself. And you --

MR. DOWLING: For those that don't know who you are.

MR. BURNS: John, just tell us --

CHAIRMAN JAUQUET: Jane. Jane, just stay
up there.

MR. SALADINO: John Saladino, Sixth Street.

I'm sorry?

MR. BURNS: John, we'd appreciate it if

you'd just tell us what's on your mind, rather

than going on.

MR. SALADINO: I'm speaking tonight for the

CAC. The four members of the CAC are in total

agreement with this. They asked me to come here

and speak to this issue tonight.

Originally, when he applied for the wetland

— when Mr. Henry applied for the wetlands

permit, it was granted on the condition — there

was a few conditions, the main one being install

a pumpout that would service the eight boats.

CHAIRMAN JAUQUET: Was it a recommendation,
or was it a directive?

MR. SALADINO: It was a recommendation by
the CAC that was agreed to and voted on by the
Village Board.

CHAIRMAN JAUQUET: Okay.
MR. SALADINO: We don't --

CHAIRMAN JAUQUET: Okay.

MR. SALADINO: They vote.

CHAIRMAN JAUQUET: Okay.

MR. SALADINO: He agreed to it. Whether he remembers it or he doesn't, his contractor, his attorney at the time, and his facilitator, his permit agent at the time, they all agreed to it. It went in front of the Village Board; they voted on it with those conditions. In my mind, it's law, it's law. Once the Village Board votes on it, he's obligated to do it; he didn't.

There's two active complaints. Now, I spoke to Mr. Palls, too, and I got a different story. There's two active complaints against them on that property for this issue, one from last June, and one from last September.

CHAIRMAN JAUQUET: And they're both on that one point?

MR. SALADINO: On that issue.

CHAIRMAN JAUQUET: Okay. And this is the
pumpout, right?

MR. SALADINO: The pumpout out for the eight boats in the marina.

CHAIRMAN JAUQUET: Right, okay. That's --

MR. SALADINO: The CAC takes no issue with the building or any bathrooms in the building.

CHAIRMAN JAUQUET: Right.

MR. SALADINO: We feel -- we feel, regardless of how many bathrooms he puts in that building, his boats still need to be serviced, and that's done by a pumpout.

MR. BURNS: Thank you.

MR. SALADINO: Am I -- I'm not done yet. I'm sorry, but I'm not done. We feel that to let the issue slide, to let the issue go would be violating a resolution. It's -- and to say, "Well, when I build the building and when I make the sewer hookup, I might be able to service my boats with that."

Again, the CAC has no issue with the building, we've never seen the plans.
CHAIRMAN JAUQUET: I know, I know, I know.

MR. SALADINO: We don't know about the building. Obviously, he's going to need a sanitary system. If you hook up to the Village's sanitary system, we still require a pumpout. And it was voted on and agreed to by Village Board.

Eileen is here, she knows there's two complaints. The email that I got from Paul Pallas and the conversation I had with Paul Pallas was -- is that they were progressing the complaint. If that's changed, we don't know.

CHAIRMAN JAUQUET: Okay.

MR. SALADINO: Thank you.

CHAIRMAN JAUQUET: Thank you.

MR. DOWLING: Eileen, can you speak on what the complaints were?

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MS. WINGATE: Letters were sent out asking all of our marinas to have a pumpout installed. The conversation was, do you provide a small pumpout that actually has its own containment, or do you wait for the sewer hookup, and --
CHAIRMAN JAUQUET: That's where it is right now?

MS. WINGATE: And that's where it was left, right.

MS. SIEGEL: And, certainly, it seems as though having it be part and parcel of the construction of the sewer hookup would make it something that's a feasible thing to do in construction -- in connection with the construction of the building. So, I mean, that could certainly be a condition that could be agreed to here.

CHAIRMAN JAUQUET: Okay. I wanted to talk to the Architect, just have a little bit more discussion about the building itself, the -- specifically, the more nautical looking one.

MR. DOWLING: The single --

CHAIRMAN JAUQUET: Which I think --

MR. DOWLING: Without the peak roof change?

CHAIRMAN JAUQUET: Yeah. I think this
MR. DOWLING: Yes.

CHAIRMAN JAUQUET: You know, I mean, unless there's another permutation of this. This building, as far as I'm concerned, is on the right track. It's got a low profile. It gets --

MR. BROWN: If I could just interject that, in fact, because of the removal of the balcony, we are in the process of doing some redesign of the layout of the space to accommodate the location of the stair going up to the roof. But, essentially, it is the same, would remain that.

CHAIRMAN JAUQUET: I mean, what are you -- I mean, you're going to be the owner. What kind of a -- of these two plans, I mean, are you attracted to one, or is there a third one?

MR. HENRY: You know, it's an interesting question. I mean, first --

CHAIRMAN JAUQUET: I mean, you know, because that's really what's -- that's really the whole planning thing, you know, in this whole process.

MR. HENRY: You know, I appreciate the question of why we were submitting two different versions.
CHAIRMAN JAUQUET: Well, I mean, it's good to do that, yes. I like that. I mean, it's not --

MR. HENRY: And, you know, I'd like to point out that that's what was suggested to us at the last Planning Board meeting last year, when I had the discussion, you might remember, with Pat Mundus. And we talked --

CHAIRMAN JAUQUET: I don't recall that.

MR. HENRY: We talked about the fact that I thought we could present a building that was aesthetically pleasing that was consistent with the neighborhood that had the second floor.

CHAIRMAN JAUQUET: Yeah, I know.

MR. HENRY: And I went to Robert Brown and I said, "Robert, can we do something nice like next door?" And he goes, "I think that's the way it's" --

CHAIRMAN JAUQUET: What do you like? I mean, you know, forget about what you're trying to do, you know, the neighbors and stuff. I mean, you know, you got --
MR. HENRY: Honestly, they both serve the purpose that I'm looking for.

CHAIRMAN JAUQUET: Yeah, yeah.

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MR. HENRY: And so it's a very subjective thing, you know, what do you like, what don't you like. Some people --

CHAIRMAN JAUQUET: Yeah, I know.

MR. HENRY: Some people like the flat roof because it blocks less view and it gives people more of a vista. Some people like the lines and the curves, because it just kind of, I think, you know, speaks to the aesthetics of the neighborhood. But --

CHAIRMAN JAUQUET: It's that old -- it's that old Venetian, disegno v -- what's the other -- design versus -- disegno v colore, which is an ancient --

MR. BURNS: May I?

CHAIRMAN JAUQUET: Yeah.

MR. HENRY: But I'll also add, if I may just finish, that at that same meeting a year
ago, it was suggested by you, Peter, I believe in minutes, that some people come to the table with more than an A and B version of plans, and that was kind of what --

CHAIRMAN JAUQUET: We asked for that, did we?

MR. HENRY: Yes.

CHAIRMAN JAUQUET: Yeah.

MR. BURNS: I agree with you, the higher building may coincide with the buildings in the area. But there isn't any question in my mind, the lower building, the flat roof is absolutely the best design.

CHAIRMAN JAUQUET: Yeah, I don't think -- I think that all the roof lines and stuff, you know, it might -- you know, it might coincide with the buildings in back of it to the west, but the function of this had nothing to do with, you know, post modern Victorian, which you see everywhere. I mean, that's just my personal opinion, you know. When you go down North Sea
Road in Southampton, it's all that. They all
look the same, and they're all two years old, and
it's just boring, but I don't know.

MR. BROWN: I thought it was worth doing
both.

CHAIRMAN JAUQUET: Huh?

MR. BROWN: I thought it was worth showing
you both.

CHAIRMAN JAUQUET: Well, yeah. At least
it's sort of nautical. You know, it has some,
you know, fish shack -- like I said last time,

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fish shack, oyster, you know, sail loft, you
know, something. I mean, I'm sorry I interrupted
you, Ben. What were you going to --

MR. BURNS: If it was my choice, there
wouldn't be any building there at all, but the
lower building makes more sense for the site.

MR. BROWN: Well, I like whatever Mr. Henry
likes, but --

CHAIRMAN JAUQUET: Well, he wants what we
like, you know. I mean, I guess maybe one of my
questions is whether you had any other designs, any other, you know, facade treatments?

MR. BROWN: Given enough time, I'm sure I can come up with a half a dozen more.

CHAIRMAN JAUQUET: Yeah, I suppose.

MR. BROWN: I think those are the two best options.

MS. SIEGEL: So, if there aren't any other further comments with regard to Subsection D, I'd like to request that the presubmission conference be concluded, and that we will submit our plans to the Building Inspector in accordance with Subsection 150-30(C)(2) within six months, along with the updated DEC letter.

MR. DOWLING: I would actually like to ask,

because part of our job as a Planning Board is to make sure things fit within the community, and I just wonder if the neighbors who live there, full-time residents, have had a chance to talk as well, and kind of have comment about it, because they have to look at it all the time.
MS. SIEGEL:  I just want to say one other thing, that I think that it's inappropriate to have public comments at this time at a presubmission conference; that if there's any comment, that wants to be, you know, open forum, is that the appropriate time would be at the time of the actual site plan approval.

MR. DOWLING: I didn't ask for public comment. I asked if you talked to the neighborhood, the neighbors, and actually talked.

MS. SIEGEL: Well, actually, there were a lot of neighbors who were here last -- who were here last month who expressed, and we -- you know, I think that Paul has done a good job of trying to incorporate some of that in the plans.

MR. WEISS: I wasn't here last month and I'd like to comment, if I could.

CHAIRMAN JAQUET: Well, you know, this is a work session and a regular session combination,

which one is voting and the other one is discussion. I don't know.
MS. SIEGEL: But we're here --

MR. DOWLING: This is a presubmission conference.

CHAIRMAN JAUQUET: Oh, yeah, right. Okay.

MS. SIEGEL: We're here only for the presubmission conference --

CHAIRMAN JAUQUET: I don't think -- I don't think --

MS. SIEGEL: -- which is between the applicant and the Board.

MR. HENRY: You know, Peter, one of our beefs with the commentary is that we haven't even submitted our final plan yet.

CHAIRMAN JAUQUET: I know, I know.

MR. HENRY: And, you know, obviously, there's going to be plenty of opportunity to comment on it. But until our final plan is on the table, it seems premature.

CHAIRMAN JAUQUET: All right. What do you want to do?

MR. MOORE: Would you consider a brief comment from the --

CHAIRMAN JAUQUET: You know what, I mean,
this gentleman wants to speak. I don't know if
you've seen all the elevations that they've --
there's two.

MR. WEISS: I have.

CHAIRMAN JAUQUET: Okay.

MR. DOWLING: For me, I don't know -- I
mean, personally, I can't accept the application
until we know that we -- I mean, I'd like to see
if we can get the minutes, or whatever, from what
was voted on by the CAC and approved by the
Village. It would be nice to see that before we
can actually accept the application and make sure
everything is --

MS. SIEGEL: I just want to point out that
we're not accepting an application here tonight.

CHAIRMAN JAUQUET: We're not doing
anything, except --

MR. DOWLING: I know, yup.

MS. SIEGEL: We're just concluding a
presubmission conference. You're not accepting
an application.

CHAIRMAN JAUQUET: Well, do you object --

MS. SIEGEL: We're not submitting the
24 application tonight.

25 CHAIRMAN JAUQUET: Do you object to one

neighbor having something to say? I mean, it's --

MR. WEISS: Thank you.

CHAIRMAN JAUQUET: You know, it's --

MR. WEISS: You're so good to me.

CHAIRMAN JAUQUET: I mean, it's -- we are

discussing ideas.

MR. WEISS: I know that you're -- thank

you, anyway.

CHAIRMAN JAUQUET: Go ahead, sir.

MR. WEISS: My name is Steve Weiss. I live

on 117 Sterling Street, and I'm about two or

three houses up from Paul's property. And there

are just a couple of things I think you, as a

Board, should take into consideration while

you're looking at this. I've heard -- I've

heard --

CHAIRMAN JAUQUET: Could I have quiet,

please?

MR. WEISS: I've heard you voice that there
are some things that might be appropriate for the property, a sail loft, or something nautical, or something that would work in a Marine Commercial neighborhood. And right now, today, the zoning on the property is Marine Commercial. If you've looked at the LWRP, there are changes in that,

and that piece of property is not going to be Marine Commercial, it's going to be Residential Marine. And that's a whole different story, because we're talking about putting in an office in an area that's 100% residential.

This is a not a commercial piece of property. A bigger piece of property up on the corner is being built as residential; that the Village has determined that Industrial Commercial is not appropriate in the Village.

I don't need to see the drawings to see what a building is going to look like. I don't think a building is appropriate, because if a building were put on that piece of property, there's a contiguous piece of property, could
have the same building. Next to that there's another piece of property, could have the same building. The next piece of property is mine. I'm a licensed yacht broker. I'm a licensed boat dealer. I could put an office there in a minute. It's just not appropriate. Piece of property after that, piece of property after that, if you have a wall.

Sterling Street -- we always say that, when they talk about NIMBYism, we don't want these things in our backyard. And what we always are fond of saying, Sterling Street is Greenport's backyard. Do you ever go down there? Do you ever watch people pushing baby carriages and walking their dogs? Everybody walks on that street. Everybody wants to see the water, everybody wants to see the boats. It's not commercial, it's just not commercial. And I don't think we should start doing it now, because there is the opportunity to make this thing much, much bigger than it could be. Thank you.
CHAIRMAN JAUQUET: Thank you.

MS. SIEGEL: I just want to state that the zoning here is WC Commercial, and that we have an as-of-right permitted use structure that we have before the Board on the site plan, and that the property owner cannot be deprived of their rights to the development of the property. Thank you.

CHAIRMAN JAUQUET: Okay. We're going to go on to the next item.

MR. DOWLING: Table this?

MS. SIEGEL: Excuse me.

CHAIRMAN JAUQUET: Wait.

MS. SIEGEL: We have to -- are we now concluding this presubmission conference, and we will now make our application? I think you need to make a motion regarding that.

MR. BURNS: We can't prohibit you from making an application.

MS. WINGATE: Close the presubmission conference.

CHAIRMAN JAUQUET: Okay. So we'll make --
I'm going to make a motion that we close the presubmission conference for Osprey Zone Marina.

Do I have a second?

MR. MC MAHON: I'll second that.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

MS. SIEGEL: Thank you.

CHAIRMAN JAUQUET: Thank you.

Okay. Item #4, discussion and possible motion on use evaluation application for Crinoline Fashion Boutique, Ltd. The Boutique owner, Carrie Tintle, intends to rent the first floor retail space at 449 Main Street. The newly renovated store is currently vacant. The building is located in the Commercial Retail District. Is Carrie here?

MS. TINTLE: Yes.

CHAIRMAN JAUQUET: Hi.
MS. TINTLE: Hi.

CHAIRMAN JAUQUET: I think you could just give us a general summation of what -- of what you're going to sell there, and when you would like to open, your timeline, and that kind of thing.

MS. TINTLE: Okay. I plan on opening in March. I'm going to do women's fashion. There will be some men's items. What I have on is an item that I'm going to sell.

CHAIRMAN JAUQUET: Okay, good.

MS. TINTLE: I would like to carry some shoes. Really, what I intended to try and do is I want to have a lifestyle store for women, where she can go last-minute shopping to go to a wedding and be able to buy everything at one store, including stockings, undergarments and shoes, jewelry, cologne. I would like to carry my skin care product that I've been using for --

CHAIRMAN JAUQUET: I see. Yeah, okay. And let's see. I looked at that. Did any of the other Board Members have --
MR. BURNS: It's certainly an appropriate looking building for what you want to do.

MS. TINTLE: Yes, it is a very nice building.

MR. DOWLING: The only thing I see really missing from your site plan is any kind of signage, or anything like that. Are you planning on having anything outside, or the front porch?

MS. TINTLE: Dave Breyer has his application before the Board, and I believe that I'm going to tag along with him. It's going to be his sign, then mine will be underneath it. But I want to try to keep, you know, the signage similar to one another.

MR. DOWLING: Who's David Breyer?

MR. SALADINO: Murray.

MS. TINTLE: Murray? Oh, I'm sorry, Murray. Sorry.

MS. WINGATE: Dave Murray has gone for Historic. Dave is on the second floor, Carrie would be on the first floor. He's got Historic approval to have a post -- a detached post sign in the front yard. So she's just going to use his size, his colors, his shaping on it.
MR. DOWLING: What's his business? Is this a new business?

MS. WINGATE: Dave's Construction, is this, on the second floor?

MR. DOWLING: Has it been there? I'm not familiar with it.

MS. WINGATE: It's been there.

MR. DOWLING: Okay. So it's going to be basically one sign with both?

MS. TINTLE: Yes.

CHAIRMAN JAUQUET: I think we can approve this.

MR. DOWLING: We can definitely accept the application.

CHAIRMAN JAUQUET: This one, we can approve this, just with the condition that we get a look at the sign, you know.

MR. DOWLING: That's pretty straightforward.

MR. BURNS: That's the only thing missing.

MR. DOWLING: Yeah.

CHAIRMAN JAUQUET: Okay. I'm going to
motion that we accept this application with the condition that we get a look at and agree with the signage. That would be the only condition. Do I have a --

MR. MC MAHON: I second that.

CHAIRMAN JAUQUET: A second? All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

MS. TINTLE: Thank you.

CHAIRMAN JAUQUET: Okay. Good luck.

MS. TINTLE: Thank you.

CHAIRMAN JAUQUET: Item #5 is discussion on an application for presubmission conference. The new owner of Sterling Square, Brent Pelton, intends to submit an application for a site plan review of 300–308 Main Street. The submission will propose the rehabilitation and renovation of the Restaurant located within Sterling Square with the intention of using the second floor
storage attic space for an Inn. The proposed
floor plans have indicated the possibility of
five rental rooms. The property is located
within the Commercial/Retail District; Section 4,
Block, Lot 29.1.

MR. PELTON: Hi. Good evening. I'm sorry
that I lost so many people here.

(Laughter)

But, hopefully, that means that this is --

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MR. SWISKEY: Better off.

MR. PELTON: -- a less controversial
proposal. I'm joined here with Rob Brown, my
Architect, and Amy.

MS. MARTIN: Amy Martin.

MS. PELTON: Amy Martin, who's working in
this process.

CHAIRMAN JAUQUET: Okay.

MR. PELTON: I recently closed on Sterling
Square. I'm captivated by it. I love the
property. I visited it probably five years ago,
six years ago for dinner and fell in love with
it, and spent a year working on buying it. I'm thrilled to own it, to be a part of Greenport. I love the wineries, love the water, love the open spaces, the farms.

And trying to figure out the best way to utilize the space. It's zoned Village Commercial, which I think is terrific. We have public water, public sewer. And in going through the restaurant space, the Square has always been very dependent on that back restaurant, and it lives and dies by that back restaurant, and I would like to diversify the income on it.

And when I purchased it, you'd go upstairs and there was an enormous office and a vacant space, and then a bunch of storage where stuff went to die.

(Laughter)

And, really, like it was scary, and like you never -- you didn't know what was up there. And I inquired as to putting residential up above, and was told the only way to do it is to
sprinkle the building. And in speaking with
experts, it makes a lot of sense to sprinkle the
building, and to put residential up — to put
rooms up above.

So what I'm proposing is an historically
appropriate restaurant and inn. There's about
2200 square feet above. I was told that you
could get about seven rooms in. I'm seeking
approval for five nice-sized, well-done,
well-done rooms. I'm working with a designer
that I've worked with before, as well as an
architect here. I've had John Condon out. I
went through the building when I was purchasing
it with Bob O'Brien. So two structural engineers
have gone through, they say that we can do this.
I've had Bruce (phonetic), the sprinkling
contractor out. We're working on a plan there.

I'd really like to clean up the building
and have it be historically appropriate, work
with the Village.

I understand that there's issues with night
-- with dark skies, making sure that the signage is appropriate. As much as my next door neighbors at Fairweather Brown would like for me to install flashing neon lights and such. I just don't think that that --

CHAIRMAN JAUQUET: You know, I was going to say, they have that new billboard in Times Square. It's a block long.

MR. PELTON: It's massive. But --

MS. MARTIN: Just like the one outside.

MR. PELTON: I think that we want to be good neighbors. I've showing the designs that I'm submitting around to Donna, who owns Ruby's Cove, Matt from 1943 Pizza, Michael over at Vintage, Greenport Harbor Brewery guys, Ian and Rosalie of the Little Creek Oysters, and Carol at the Gallery Hotel. Working with a local architect, I really wanted -- really wanted to fit in and be a good neighbor here.

So I don't know what else I'm supposed to say, but I'm submitting a packet of some sketches
MR. BROWN: I'm just here to answer your questions.

MR. PELTON: We're here to answer your questions, if you have any.

MR. BURNS: What does an inn imply, as opposed to a B&B or just a restaurant?

MR. PELTON: I think it would legally be a hotel.

MS. WINGATE: That means that it's monitored by the County, unlike the B&Bs are limited to three rooms and they're monitored by the Village. An inn is a County-authorized entity.

MR. BURNS: What do they have to say about how many rooms he's got, and the configuration of this place?

MS. WINGATE: It's somewhat like -- it's Health Department approval, so the Health Department will come in and make sure that it's handicapped compliant, it meets building code, it's fire -- it's got fire ratings. It's just another level of review.

MR. BURNS: Handicapped compliant, meaning --
MR. DOWLING: Would he have to have an elevator?

MR. BURNS: -- he's going to have an elevator?

MS. WINGATE: I don't know yet. I haven't really researched it.

CHAIRMAN JAUQUET: Rob probably knows that. I mean, at least as an architect. What's the --

MR. BROWN: As the preliminary --

CHAIRMAN JAUQUET: Preliminary, yeah.

MR. BROWN: -- review that I have done, it's my opinion that it being less than 3,000 square feet, it's not necessary.

CHAIRMAN JAUQUET: Oh. What is the square footage?

MR. BROWN: One of the rooms -- one of the rooms will have to be built in an accessible manner. There's a sort of an intermediate state somewhere between wheelchair accessible and nonaccessible. That is sort of the gray area that we would be dealing with.
CHAIRMAN JAUQUET: Who determines that, do you think, in the end?

MR. BROWN: It's the State Building Code.

CHAIRMAN JAUQUET: Oh, you're right, okay.

The building is --

MR. BURNS: The Health Department monitors that?

MR. BROWN: I'm sorry?

MR. BURNS: And the Health Department monitors that?

MR. BROWN: Yes.

CHAIRMAN JAUQUET: Right. How big -- this is -- when you say 3,000 feet, isn't this -- isn't this building more than 3,000?

MR. DOWLING: Maybe the one floor that's going to be the hotel, probably. That this is the whole building or the second floor?

MR. BROWN: Just the second floor.

CHAIRMAN JAUQUET: The said use.

MR. BROWN: Just the floor in question.

And I believe, off the top of my head, it's about
2400 square feet, something like that.

CHAIRMAN JAUQUET: Because that's what --

John?

MR. DOWLING: Would you have --

CHAIRMAN JAUQUET: That's what you said, 24 or 22.

MR. PELTON: I said 22.

CHAIRMAN JAUQUET: Twenty-two.

MR PELTON: But it's wider in one part than the other, so --

MR. BROWN: It's somewhere in that range.

MR. DOWLING: Just looking at your plan and sort of the profile you have here, the side study there, is downstairs going to be broken up? Because you don't have a first-floor layout here.

CHAIRMAN JAUQUET: Yeah, I was just going to ask that.

MR. DOWLING: Are you going to have a certain portion of the restaurant now going to become part of like a lobby, or something, then?

CHAIRMAN JAUQUET: Front desk.
MR. BROWN: Really, as I understand it, the intention is we're creating a new entrance and staircase, because the staircase going up to the second floor now would not comply with anything.

CHAIRMAN JAQUET: Yeah.

MR. BROWN: And create just maybe a small lobby space downstairs, but would not have a significant impact on the restaurant.

CHAIRMAN JAQUET: Oh, that would be contiguous, or that would be below where you've got the stairs up right now?

MR. BROWN: Yes.

MR. DOWLING: And the door would be moved to be right here.

CHAIRMAN JAQUET: Yeah. But this is preliminary.

MR. DOWLING: Yes.

CHAIRMAN JAQUET: So the next time we'll see the whole layout. And then somehow that lobby articulates with the -- getting into the restaurant somehow. I don't know, maybe not.
MR. PELTON: The restaurant entrance is --
CHAIRMAN JAUQUET: I'm just asking.
MR. PELTON: The restaurant entrance is on
the front where the existing entrance is.
CHAIRMAN JAUQUET: That yellow door?
MR. DOWLING: That would be down here on
the side.
MR. PELTON: The yellow door is the side.
MR. DOWLING: So facing the west.
CHAIRMAN JAUQUET: Right.
MR. BROWN: We have been discussing the
possibility of creating another door at the
bottom of the stairs for guests to be able to
access the restaurant directly.
CHAIRMAN JAUQUET: Right, right.
MR. BROWN: Of course, that involves

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various State Building Codes, involving Fire
separations, and so forth.
CHAIRMAN JAUQUET: So you retain the
outdoor dining, which is a big deal.
MR. PELTON: Exactly.
CHAIRMAN JAQUET: Yeah.

MR. PELTON: But --

CHAIRMAN JAQUET: You're bringing in a new chef? That whole thing is going to -- how sophisticated is that going to be?

(Laughter)

MR. PELTON: I'm talking. I'm talking. I'm looking for the right fit. So I want whoever goes in there to stay there and do great things here, so --

CHAIRMAN JAQUET: Some sort of personality, like they -- I don't know. You don't --

MR. PELTON: Absolutely.

CHAIRMAN JAQUET: Yeah. I mean, you know, the sky's the limit these days.

MR. PELTON: How are you at cooking?

MR. BURNS: It looks to me like a creative way to make that property work.

MR. PELTON: I sure hope so. I think that it brings people to the downtown core. I think
that it brings people here to spend money, and
eat at the restaurants, and purchase things. I
just think that it works.

MR. DOWLING: On your site plan there, is
that going to be like a clapboard, to get rid of
the stucco that's on there now?

MR. PELTON: That's what -- that's what the
plan is, yes. That's what the hope is. I love
natural wood, but Rob says I really need to go
with this.

MR. BROWN: We were talking about the
possibility of Hardie board, which is a fire
retardant cementitious material that looks very,
very similar to clapboard. So we're going back
and forth about the pros and cons.

MS. MARTIN: That would be the material
that's used at Vines and Branches on that
building at the end. It looks like clapboard.

CHAIRMAN JAUQUET: Doesn't -- when you go
into Riverhead Lumber, isn't that what they have
on their building over here, too?

MR. BROWN: They probably do, yes.

CHAIRMAN JAUQUET: I'm pretty sure they
have it.
MR. BROWN: Yes.

CHAIRMAN JAQUET: It's a composite.

MR. BROWN: It's commonly used for commercial --

CHAIRMAN JAQUET: It's a little bit of a texture. You know, it doesn't look flat.

MR. BROWN: Exactly. It's very similar to the clapboard look, and it's preferred in a lot of commercial applications because of its fire resistance.

CHAIRMAN JAQUET: And it's low maintenance.

MR. BROWN: Yes.

CHAIRMAN JAQUET: No maintenance, as opposed to, Alaskan yellow birch, or something.

MR. BROWN: Yeah. Any cedar is going to require some degree of treatment and maintenance.

CHAIRMAN JAQUET: So it won't -- so it won't be something you'd find out in East Hampton on Georgica Pond, or some other exotic location.

Okay.

MR. DOWLING: I think it looks really nice.
right now, I mean, the building that's there now isn't exactly -- doesn't have any eye appeal to me. And I think that it will be an improvement for that area of the town, and it, hopefully, will get more people that -- you know, there's shops up there, we have somebody who just left, is opening up a new shop up the road there. It's kind of -- some of us here refer to that area as the retail dead zone.

CHAIRMAN JAQUET: Where is that?

MR. DOWLING: The upper Main Street there.

CHAIRMAN JAQUET: Oh, up there.

MR. DOWLING: And, you know, I think any improvement there could help, you know, the other merchants there.

CHAIRMAN JAQUET: Well, certainly, if it works, and it's a popular restaurant, you know, a destination like that, you know, can't go wrong.
I mean, people just go there and don't care where it is. So, I mean, that's the nature.

MR. DOWLING: But I think, also, really improving the look of the neighborhood is really going to help out, too.

CHAIRMAN JAUQUET: And that tree, is that a -- is that tree really the tree that's there?

MR. PELTON: That's the beech tree.

CHAIRMAN JAUQUET: The beech?

MR. PELTON: And I am --

CHAIRMAN JAUQUET: Because that's a big old -- it's a big -- it's a huge thing.

MR. PELTON: Oh, yeah. It's amazing. It's an amazing beech tree and --

CHAIRMAN JAUQUET: So what are you going to with that?

MR. DOWLING: Cut it down (laughter).

CHAIRMAN JAUQUET: I mean, you trim it or --

MR. PELTON: The property insurance company is requiring me to trim the trees in the square.

So I'm contracted with Johnson Tree in Orient
to -- I think. Is it Mike Johnson?

MS. MARTIN: Yes.

MR. PELTON: But to --

CHAIRMAN JAUQUET: To enhance its --

MR. PELTON: To enhance it.

CHAIRMAN JAUQUET: -- its appearance.

MR. PELTON: It's going to be beautiful, you know, if you trim it up a little bit.

CHAIRMAN JAUQUET: That's interesting.

MR. PELTON: I liken it to the dentist who doesn't pull many teeth. He said that he'll do

the best job possible without destroying the tree.

CHAIRMAN JAUQUET: And what about the -- does the dining room get renovated, and gutted, and redone?

MR. PELTON: I don't know about gutted. It will look -- it's going to look better, but that's --

CHAIRMAN JAUQUET: Right. It was just a question.
MR. PELTON: Yeah.

MR. BURNS: I don't see a pumpout station.

(Laughter and Applause)

AUDIENCE MEMBER: Very good.

MR. PELTON: Mr. Burns, would you like me to install a pumpout station?

CHAIRMAN JAUQUET: Yes, over on the other side of town.

MR. BROWN: I live right around the corner, so whatever.

CHAIRMAN JAUQUET: All right. So what do we do with this?

MR. DOWLING: It's a presubmission, so --

MR. BROWN: This is also our presubmission, so if you can -- if you can close the presubmission, then we'll prepare the drawings for him.

CHAIRMAN JAUQUET: I see.

MR. DOWLING: I'm fine with that. That's fine.

CHAIRMAN JAUQUET: Devin, do you have
any -- I mean, I don't --

MR. DOWLING: Eileen, you see no issues as far as an inn being there, right? It all fits into the zoning and everything?

MS. WINGATE: It fits very well into the zoning.

CHAIRMAN JAUQUET: Yeah, I think it's a great idea.

Okay. So then I'm going to motion to close this presubmission conference for the new owner of Sterling Square, and this idea for 300-308 Main Street. Do I have a second?

MR. DOWLING: Second.

MR. BURNS: Second.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

MR. PELTON: Thank you all.

MS. MARTIN: Thank you.
CHAIRMAN JAUQUET: Thank you.

Okay. So #5.

MS. WINGATE: Where are we?

CHAIRMAN JAUQUET: Okay. So Item #5 is a motion to schedule the next work session for December 18th, 2014. Do I have a second?

MR. BURNS: Second.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

Okay. Motion to adjourn. Do I have a second.

MR. DOWLING: Second.

MR. BURNS: Second.

CHAIRMAN JAUQUET: All in favor?

MR. BURNS: Aye.

MR. DOWLING: Aye.

MR. MC MAHON: Aye.

CHAIRMAN JAUQUET: Aye.

(whereupon, the meeting was concluded at 6:08 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 November 20, 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 7th day of December, 2014.

__________________
Lucia Braaten