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VILLAGE OF GREENPORT
PLANNING BOARD
WORK AND REGULAR SESSION
December 18, 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

Joseph Prokop, Village Attorney

Eileen Wingate, Village Building Inspector

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1 (Whereupon, the meeting was called to order
2 at 5:12 p.m.)

3 CHAIRMAN JAUQUET: This is the December
4 18th, 2014 work and regular session meeting of
5 the Planning Board of the Village of Greenport.

6 Item #1 is continued discussion and a
7 possible motion, dependent upon the conclusions
8 of the ZBA on an application for a use evaluation
9 of the North Fork fish facility located at 414
10 First Street. The ZBA may be forwarding an
11 opinion on the use variance. Section -- District
12 1001, Section 4, Block 7, Lot 5.

13 I guess we haven't gotten their opinion on
14 the fish house at this point, so we're going to
15 pass on this one. I don't know if there's any --
16 there wouldn't really be any continued discussion
17 anyway, so --

18 MR. BURNS: No.
19 MR. DOWLING: No, not until we get their --
20 CHAIRMAN JAUQUET: Right. Okay.
21 MR. DOWLING: Motion to table it?
22 MR. BURNS: Table it.
23 CHAIRMAN JAUQUET: Okay.
24 MR. BURNS: Second.
25 CHAIRMAN JAUQUET: So table it; second.

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1 All in favor?
2 MR. BURNS: Aye.
3 MR. DOWLING: Aye.
4 CHAIRMAN JAUQUET: Aye.
5 Item #2 is further discussion on an
6 application for a site plan review for a new
7 structure to be located at -- on Sterling Street.
8 The owner is Osprey Zone Marina, whose principal
9 is Paul Henry. The applicant is Robert Brown,
10 Architect, P.C.
11 The point of discussion is compliance with
12 the existing site plan that was approved, but
13 where a pumpout specification on the plan had not

14 been installed.

15 Now, should I read this or --

16 MS. WINGATE: I don't think you have to.

17 CHAIRMAN JAUQUET: I mean, I haven't read
18 this yet. So this is from -- did you guys see
19 this?

20 MR. DOWLING: No.

21 CHAIRMAN JAUQUET: I could just read this
22 out loud, right? Okay.

23 So we were given a note here from Amy
24 Martin, who's the Permit Agent for Osprey on this
25 property, and it's dated today, for tonight's

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1 meeting. It is to the Building Department, to
2 Eileen. And it says:

3 "As per our conversation, we were surprised
4 to see both Stirling Square and Osprey on
5 tonight's agenda. Our presubmission conferences
6 on both were closed at the last meeting, and
7 neither have made applications to the Board for
8 further consideration. We plan to have Stirling
9 submitted by January 13th, and await info from

10 Mr. Henry and his Attorney on when their
11 application is to be submitted.

12 Please convey our concern to the Planning
13 Board that these should not have been on the
14 published agenda. As a former member of the
15 Planning Board, I feel this is poor practice, and
16 may cause inconvenience to the public who wish to
17 attend these conversations when these
18 conversations continue. We expect neither
19 application will be discussed further publicly
20 until the formal applications have been made."

21 That doesn't really address what we have on
22 the Planning Board for Osprey, but -- and I put
23 that on there, because I'm not sure what the --
24 how the pumpout should -- how we should proceed
25 on that. And I just wanted to discuss that with

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1 you before I possibly call Osprey to find out why
2 that pumpout isn't in there because of the plans.

3 MR. DOWLING: But it is definitely on the
4 site plan.

5 CHAIRMAN JAUQUET: Well, it's on the site

6 plan, yeah. And, you know, there might be a -- I
7 didn't understand. I didn't really get a good
8 reason last time, you know, because we were
9 discussing, you know, more than just that. So I
10 didn't really come away from it with what he
11 actually -- why he didn't but that in, and maybe
12 there's a reason. That's all I'm saying. So
13 maybe --

14 MR. DOWLING: He said his reason was he
15 said he didn't know he had to.

16 CHAIRMAN JAUQUET: Well, yeah.

17 MR. DOWLING: Even though the guys who were
18 right here said that he knew.

19 CHAIRMAN JAUQUET: Yeah.

20 MR. DOWLING: Either way, if it's on the --

21 CHAIRMAN JAUQUET: Well, I --

22 MR. DOWLING: If it's on the site plan,
23 he's got to put it in.

24 CHAIRMAN JAUQUET: Yeah. I thought that if
25 he can put it in -- I think there may be

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1 something with regard to hooking it up to --

2 MR. BURNS: Sewer.

3 CHAIRMAN JAUQUET: -- the sewer system.

4 And, you know, that doesn't mean he couldn't have
5 done that, you know.

6 MR. DOWLING: Yeah. I think the problem we
7 have here is that he -- it was on the site plan,
8 saying he was supposed to do it.

9 CHAIRMAN JAUQUET: Right.

10 MR. DOWLING: And then he didn't do it,
11 saying, "Oh, it was just too difficult. I'd have
12 to do this mobile cart," and all this stuff. He
13 said he was going to do it, and then he said, "It
14 was too difficult, I'm not doing it."

15 CHAIRMAN JAUQUET: Right.

16 MR. DOWLING: You know, my feeling is --

17 CHAIRMAN JAUQUET: So I was thinking
18 that --

19 MR. DOWLING: -- and we've taken a lot of
20 other people through the ringer and said if it's
21 on the site plan, it's got to be installed.
22 They've got to conform with the previous site
23 plan before they ask for another one.

24 CHAIRMAN JAUQUET: Right.

25 MR. DOWLING: Now, for him to say that "I'm

1 going to" -- "I'm putting it in the next site
2 plan," it's on the next site plan, I mean, so
3 far, he's proven that he can't put everything on
4 the site plan.

5 CHAIRMAN JAUQUET: Right.

6 MR. DOWLING: You know, so I don't know.
7 Do we believe him that he's actually going to put
8 it in?

9 CHAIRMAN JAUQUET: Well, so I was thinking,
10 you know, I'll call him and find out what his
11 thinking is. And it could be that he hooks up to
12 the sewer system as part of his pumpout scheme
13 before he does anything else, before that
14 application comes in. Like Amy Martin is
15 saying --

16 MR. DOWLING: Right.

17 CHAIRMAN JAUQUET: -- it's not in yet, you
18 know, whatever. So I guess I'll -- do you think
19 the thing to do is to call him?

20 MR. DOWLING: Yeah, I mean, call him.

21 CHAIRMAN JAUQUET: Yeah. And then we -- I
22 don't know. Then I'll just tell you what --

23 MR. BURNS: In the meantime, I move we
24 table it.

25 CHAIRMAN JAUQUET: Okay. So what am I

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1 supposed to do to Amy? Do I have to respond to
2 this?

3 MR. PROKOP: I would respond to it. I
4 mean, all I --

5 CHAIRMAN JAUQUET: I mean, she could say
6 whatever she wants.

7 MR. PROKOP: What is the status of the
8 application in Stirling Square?

9 CHAIRMAN JAUQUET: Well, there was a
10 possibility that -- you know, I still have
11 questions about the old -- the old -- the
12 existing site plan at Osprey, and that, you know,
13 that's different from what she's saying in this
14 letter. And the ZBA is imminently coming up with
15 a decision on the Fish House. So, if -- you
16 know, it wasn't a -- we were not remiss in
17 putting that on the agenda.

18 MR. PROKOP: I mean, Stirling Square and

19 Osprey Zone, are we waiting for information from
20 both of those applicants?

21 CHAIRMAN JAUQUET: Yeah. Well, we're
22 awaiting information on these applications, not
23 from the applicants. Well, in one case, yes. On
24 the pumpout on Osprey, yes, we're waiting --
25 we're talking about this issue that exists on an

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1 existing site plan, not the one that's --

2 MR. DOWLING: I guess we are in between the
3 presubmission --

4 CHAIRMAN JAUQUET: Yeah, so we're still
5 discussing it.

6 MR. DOWLING: -- conference and the actual
7 application phase.

8 MR. PROKOP: Oh.

9 MR. DOWLING: So he hasn't submitted an
10 application yet.

11 MR. PROKOP: I would -- what I would do is
12 I would send a letter to her saying that,
13 "Pursuant to your request, the matters have been
14 removed from the future agendas of the Planning

15 Board. Please let us know when you would like to
16 have these applications considered." And just
17 get it off our -- I mean, that would be my
18 recommendation, just get it off of our agenda so
19 they don't keep carrying along.

20 CHAIRMAN JAUQUET: Yeah.

21 MR. BURNS: I move we do that.

22 CHAIRMAN JAUQUET: Huh?

23 MR. BURNS: I move we do that.

24 MR. DOWLING: Okay.

25 CHAIRMAN JAUQUET: Do what?

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1 MR. BURNS: Have the --

2 CHAIRMAN JAUQUET: Remove these from the --

3 MR. DOWLING: Remove this from the agenda
4 until they submit an application.

5 MR. BURNS: Joe will write us a letter.

6 MR. PROKOP: Peter can.

7 MR. BURNS: Peter?

8 MR. PROKOP: Yeah.

9 CHAIRMAN JAUQUET: Write a letter?

10 MR. PROKOP: Telling her that the Planning

11 Board voted to remove these from the agenda
12 until -- you know, "Please, let us know when you
13 would like to have further consideration on these
14 matters."

15 CHAIRMAN JAUQUET: Yeah, but the -- an
16 issue with one of them is still -- is on the
17 agenda.

18 MR. DOWLING: Well, the Board --
19 technically, until they submit an application.

20 CHAIRMAN JAUQUET: Oh.

21 MR. DOWLING: We just have an issue with
22 that property.

23 MR. BURNS: We can't do anything until they
24 come forward with something.

25 CHAIRMAN JAUQUET: Yeah, but what about

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1 compliance with the existing site plan?

2 That's --

3 MS. WINGATE: We can give it to the Code
4 Enforcement Officer.

5 MR. PROKOP: So there's no -- that's the
6 problem. Which one is that?

7 CHAIRMAN JAUQUET: Osprey.

8 MR. DOWLING: That's Osprey

9 MR. PROKOP: Okay. So what I would do is I
10 would keep Osprey Zone on, because there's a
11 potential of a violation of the existing site
12 plan.

13 CHAIRMAN JAUQUET: Okay.

14 MR. PROKOP: So I would keep Osprey Zone.
15 So the letter that I'm recommending is to notify,
16 "Please" -- you know, "Please be informed that
17 the Planning Board voted to remove Stirling
18 Square from the Planning" -- "future Planning
19 Board agendas. Please" -- "please, let us know
20 when the applicant would like further
21 consideration on this application."

22 And then the second paragraph would be,
23 "With regard to Osprey Zone, the Planning Board
24 intends to keep this matter on the agenda due to
25 a" -- "due to the potential for a site plan

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1 violation."

2 CHAIRMAN JAUQUET: Okay.

3 MR. PROKOP: And then we should give it
4 to -- we should --

5 CHAIRMAN JAUQUET: Am I writing that
6 letter, or are you?

7 MR. PROKOP: I think that you should do it.

8 CHAIRMAN JAUQUET: Okay.

9 MR. PROKOP: I mean, I don't think it has
10 to come from an attorney. And then -- or an
11 email. And then -- and then I think you should
12 also say that the Osprey Zone matter has been
13 referred to Code Enforcement for review. If you
14 shoot me an email, I'll respond with the
15 language.

16 CHAIRMAN JAUQUET: Okay.

17 MR. PROKOP: To do everything.

18 CHAIRMAN JAUQUET: Okay, that sounds good.

19 MR. PROKOP: So what I -- so what I just
20 said, I would make a motion to -- if everybody
21 agreed to that, I would make a motion to do that,
22 if that's okay.

23 CHAIRMAN JAUQUET: All right. I'm going to
24 make a motion. Do we have -- well, I guess we
25 should make a motion on each one, right?

1 MR. PROKOP: Sure, you can do that.

2 CHAIRMAN JAUQUET: So, okay. I'll make a
3 motion that we're going to take Osprey Zone off
4 the agenda, the current application off the
5 agenda, until they're ready to complete their
6 application.

7 MR. PROKOP: I think it's Stirling Square.

8 MR. BURNS: It's Stirling Square.

9 CHAIRMAN JAUQUET: I mean, Stirling Square.
10 Okay. So I'm going to make a motion to take
11 Stirling Square off the agenda until the -- until
12 they're finished with their application. Do I
13 have a second?

14 MR. BURNS: Second.

15 CHAIRMAN JAUQUET: All in favor?

16 MR. BURNS: Aye.

17 MR. DOWLING: Aye.

18 CHAIRMAN JAUQUET: Aye.

19 And we'll take -- then another motion I'll
20 make to take Osprey Zone off the agenda until
21 they're finished with the application for --
22 until they're finished with the new application.

23 MR. PROKOP: I think Osprey Zone we were

24 going leave on for potential --

25 MR. DOWLING: We're going to leave on.

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1 CHAIRMAN JAUQUET: Oh, okay. So --

2 MR. DOWLING: For the site plan.

3 CHAIRMAN JAUQUET: Okay.

4 MR. BURNS: And refer that to the --

5 CHAIRMAN JAUQUET: So do we have to make a
6 motion to refer them to the --

7 MR. PROKOP: Yes, I would.

8 MR. BURNS: Yeah.

9 CHAIRMAN JAUQUET: So I'll make a motion to
10 refer the Osprey Zone application and the issue
11 with the existing site plan pumpout to the Code
12 Enforcement. Do I have a second?

13 MR. BURNS: Second.

14 CHAIRMAN JAUQUET: All in favor?

15 MR. BURNS: Aye.

16 MR. DOWLING: Aye.

17 CHAIRMAN JAUQUET: Aye.

18 And let's see. So I guess we can go on to
19 #3, which is a possible further -- oh, that's --

20 we just did that.

21 MR. DOWLING: Stirling Square is done.

22 CHAIRMAN JAUQUET: Item #4 is discussion
23 and possible motion to approve an application for
24 a new home on a vacant lot on Bridge Street. The
25 owner/applicant is Edward V. Werthner. The

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1 project is a single-family house of approximately
2 1,575 square feet. A zoning variance is being
3 sought. This is Section 1001 -- District 1001,
4 Section 2, Block 2, Lot 8.4. Are they here?

5 MR. BURNS: Right here.

6 MR. WERTHNER: Yeah. I'm Ed Werthner.

7 CHAIRMAN JAUQUET: If you could get up
8 and just --

9 MR. WERTHNER: Sure.

10 CHAIRMAN JAUQUET: Just explain what you're
11 doing. We have some of the materials here.

12 MR. WERTHNER: I'm trying to build a
13 historic three-bedroom house on a vacant lot, and
14 I have a variance to the front yard, 20 feet; I
15 think the Town says 30. And in the backyard,

16 there'll be a difference of 28 feet, 27.98 feet
17 in the back, okay? And each side will be 20 feet
18 off the house. And that's basically it. And I
19 need those variances for that project.

20 There was a deck in the original one in the
21 back, which I removed, to create a larger
22 distance between the south border of the
23 property.

24 MR. PROKOP: So this was adjourned last
25 night at the Zoning Board meeting. It was

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1 considered. There's some changes that need to be
2 made in the plans and then updated plans have to
3 be submitted. And so no action was taken by the
4 ZBA.

5 MR. WERTHNER: I went to Peconic Surveyors
6 and we took care of that, and I'll have a stamped
7 copy of the changes that were made, and they'll
8 be directed to the Building Department.

9 MR. BURNS: Does that conclude the ZBA
10 action? Would that --

11 MR. PROKOP: No. They're going to -- so

12 they'll reconsider it in January. Whatever their
13 meeting is in January, they'll reconsider it, and
14 then it will come back here again.

15 CHAIRMAN JAUQUET: Okay.

16 MR. PROKOP: There's nothing we can do
17 until the ZBA makes a decision.

18 CHAIRMAN JAUQUET: I see. Okay. So we're
19 going to table this until --

20 MR. BURNS: I move we table.

21 CHAIRMAN JAUQUET: I second. All in favor?

22 MR. BURNS: Aye.

23 MR. DOWLING: Aye.

24 CHAIRMAN JAUQUET: Aye.

25 MR. BURNS: Thank you.

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1 MR. WERTHNER: Have a good evening.

2 MR. BURNS: A new building is always an
3 exciting thing.

4 MR. WERTHNER: We'll get there.

5 CHAIRMAN JAUQUET: He'll get there.

6 MR. WERTHNER: I'll use it as an ice
7 skating pond. Good night.

8 MR. BURNS: Good night.

9 CHAIRMAN JAUQUET: Thank you.

10 MR. DOWLING: Moving along here.

11 CHAIRMAN JAUQUET: Item 5 is a discussion
12 and possible motion on an application for a use
13 evaluation of applicant, Jim Olinkiewicz's
14 proposal to remodel a nonconforming multi-unit
15 dwelling building into a mixed-use
16 residential-professional use building. At the
17 request of the Planning Board, the ZBA has
18 provided an interpretation of Section
19 150-9(A)(18). The building is located at 211
20 Carpenter Street. The property is zoned CR,
21 Commercial Retail; District 1001, Section 4,
22 Block 10, Lot 11.

23 So they clarified the --

24 MR. DOWLING: Did you get that?

25 CHAIRMAN JAUQUET: Yeah. Did you see --

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1 MR. DOWLING: Right. I got that email.
2 But was it signed and everything, is that all
3 official?

4 MS. WINGATE: Yes, all signed, all
5 official.

6 CHAIRMAN JAUQUET: Yeah.

7 MR. BURNS: So they say it's allowable.

8 CHAIRMAN JAUQUET: They said, "The Zoning
9 Board of Appeals of the Village of Greenport
10 determines, after due deliberation and discussion
11 about the request for an interpretation of the
12 language of Section 150-9(A)(18), 'existing as of
13 July 1st, 2002,' refers to the existence of a
14 building and not the existence of a business
15 activity on that property or the apartment
16 itself." So that to me sounds like it's a clean
17 slate and they can do a CR use, which allows --

18 MR. PROKOP: They determined that the --
19 there's a reference in the code that something
20 had to be preexisting before 19 -- 2001. And
21 what the ZBA determined was, by the
22 interpretation, was that it was that the building
23 had to be preexisting, not the apartment.

24 MR. DOWLING: Not the use.

25 CHAIRMAN JAUQUET: Not the use, right. So

1 that's what's not --

2 MR. PROKOP: So they're clear to go back to
3 whatever the code uses are for CR.

4 CHAIRMAN JAUQUET: Right. And mixed use is
5 allowed; is that right?

6 MS. WINGATE: Yes.

7 CHAIRMAN JAUQUET: So are we ready to --

8 MR. BURNS: Is there any other impediment
9 to our approving Mr. Olinkiewicz's proposal?

10 MR. PROKOP: Did he submit it? Is there
11 any submitted?

12 MR. BURNS: Do we have it submitted?

13 MS. WINGATE: Sure.

14 CHAIRMAN JAUQUET: Yeah, there was. Yeah.
15 I don't have it in front of me, but that's what
16 we looked at last time.

17 MS. WINGATE: Wait, wait, wait. It was --
18 it goes back to October. Here are his plans.
19 Here's the application. You can borrow these.
20 You want a copy, too?

21 MR. BURNS: October 17th.

22 CHAIRMAN JAUQUET: Right.

23 MS. WINGATE: Here's the survey.

24 CHAIRMAN JAUQUET: I'll look at yours to

25 refresh my memory. This is the one. You know,

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1 there was an issue with the right-of-way,
2 which --

3 MR. BURNS: Yeah.

4 MR. PROKOP: -- no one gets to use the
5 parking anymore.

6 MR. PROKOP: Yeah, that was the issue.
7 There was the side -- there was a problem with
8 the parking lot.

9 CHAIRMAN JAUQUET: And so your plan is --
10 let's just talk about this for a second.

11 MR. OLINKIEWICZ: James Olinkiewicz, 211
12 Carpenter Street. Merry Christmas, Happy New
13 Year, right? May everybody have a holiday -- a
14 Happy Holiday. Now business.

15 So my intention is to put an office
16 professional downstairs, as which is acceptable
17 usage in the code for the CR District. There is
18 no off-street parking requirements, because the
19 building is prior to 1991.

20 With the interpretation from the Zoning

21 Board, I am -- the building, because it is prior
22 to 2002, is able to have an accessory apartment
23 upstairs. So I filed the plans for a commercial
24 use on the first floor with an accessory
25 apartment upstairs.

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1 I have not tracked down a renter for the
2 first floor. I've talked to a few people about
3 it, but I needed to find out what the
4 determination from the ZBA was before I decided
5 to sign on a commercial business. And we'll have
6 to come back here to see you guys for a use
7 application once we -- once I find out who's
8 going to rent the place.

9 CHAIRMAN JAUQUET: Right.

10 MR. OLINKIEWICZ: But I came here just to
11 go over the ability to make -- build an apartment
12 upstairs, as well as the usage downstairs for the
13 commercial usage, which, according to the zoning,
14 I'm able to do so.

15 MR. BURNS: Well, maybe our concern would
16 be the site plan itself, avoiding --

17 MR. OLINKIEWICZ: It does say --

18 MR. BURNS: Avoiding the right-of-way

19 and --

20 MR. OLINKIEWICZ: Well, the zoning code
21 says for the apartment upstairs, "Notwithstanding
22 anything in Chapter 150 to the contrary,
23 accessory apartment dwelling units, as permitted
24 by the subsection, shall not be subject to site
25 plan approval." So being that it's definitively

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1 in the code that we just went to the ZBA for to
2 find out in this Section -- where am I at --
3 150.9, for the approval to have the apartment
4 upstairs, it also states clearly that I don't
5 have to have site plan approval for that
6 apartment.

7 MR. BURNS: You've got a right-of-way next
8 to it leading down to the stores, though.

9 MR. OLINKIEWICZ: I have a right-of-way,
10 yes. Frank and Joe have the usage of the
11 driveway that's alongside the building to get
12 back to where they use their businesses. I mean,

13 there's no parking at the spot site, which is not
14 relevant, again, to the code. And there's
15 tremendous amounts of other businesses in the
16 Village that don't have any parking.

17 It was brought up, what about workers or
18 people living there, but then you look at the
19 other businesses along the Village that have --
20 BBQ Bill's, as an example, got a 120-seat
21 restaurant, he doesn't have a lick of parking,
22 right? So he's in the Commercial District. So
23 there's so many other businesses that have
24 absolutely no parking and aren't -- aren't held
25 to that.

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1 And so, for a site plan, I mean, we have to
2 keep the driveway free so that they can go in and
3 out and use it. I mean, they have the right of
4 ingress and egress across it. They don't own it,
5 I own it, but they can use it. So we have to
6 keep that thoroughfare open, unless we're taking
7 deliveries and stuff like that, but parking will
8 have to be some other place for tenants and the

9 renter.

10 MR. BURNS: Does that make sense to you
11 guys?

12 MR. TOWNSEND: Yeah. That's -- I'm Joseph
13 Townsend, the owner of one of the buildings that
14 is accessed from Carpenter Street via that
15 right-of-way. And, apparently, from what I'm
16 hearing, he's applying for permitted uses. And
17 the only -- our only concern is that the access
18 remain clear.

19 CHAIRMAN JAUQUET: That's ours, too.

20 MR. TOWNSEND: To the backs of our
21 building.

22 CHAIRMAN JAUQUET: And that's what we're --

23 MR. BURNS: And that sounds like --

24 CHAIRMAN JAUQUET: That's what we're
25 demanding in the plan, that it be enforced by

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1 whomever, and that you guys cooperate, and your
2 tenants.

3 MR. TOWNSEND: Right, a two-way street.

4 MR. OLINKIEWICZ: It is. The only thing, I

5 thought about that a little bit on how to resolve
6 that. I mean, one would be that, if they're
7 willing, I would put a chain up across the
8 driveway, and if they got a delivery, they would
9 go out, take the chain out, and people could back
10 right in. This would prevent people from being
11 able to pull into the driveway and still keep it
12 free for them for their usage.

13 CHAIRMAN JAUQUET: But the people using it
14 right, the only -- the only additional pressure
15 on this is going to be your tenants.

16 MR. OLINKIEWICZ: Correct.

17 CHAIRMAN JAUQUET: Understanding what the
18 rules are.

19 MR. OLINKIEWICZ: Correct.

20 CHAIRMAN JAUQUET: And then, you know, I'm
21 sure they'll --

22 MR. OLINKIEWICZ: Correct. I'm just trying
23 to find a way that they would be comfortable,
24 whether I put a chain up, whether -- I mean, I'll
25 put signs up "No Parking in Driveway," all of

1 that.

2 CHAIRMAN JAUQUET: Well, you know, you can
3 do that, if need be.

4 MR. OLINKIEWICZ: Right. Need be, put the
5 chain up with a lock.

6 MR. PROKOP: We can't have a chain. We
7 can't have a chair there. It's emergency egress
8 to the back of the buildings.

9 MR. TOWNSEND: Absolutely.

10 MR. PROKOP: In no way can you put a chain.

11 CHAIRMAN JAUQUET: Yeah. I don't see why
12 you'd need to do that, unless it becomes a
13 problem. You can't do it.

14 MR. TOWNSEND: Okay. Thank you. Good
15 luck. Merry Christmas. I have to run, I'm
16 sorry. Thank you.

17 CHAIRMAN JAUQUET: Okay.

18 MR. BURNS: Thank you.

19 CHAIRMAN JAUQUET: Bye, Joe.

20 MR. OLINKIEWICZ: So, right. I mean, we
21 don't put a chain, we figure something out.

22 CHAIRMAN JAUQUET: You talk to them.

23 MR. PURITA: Can I --

24 CHAIRMAN JAUQUET: Sure.

25 MR. PURITA: Frank Purita. Can I say

1 something? I think if we could stipulate somehow
2 that this at all times would be free and clear as
3 far as the right-of-way.

4 MR. PROKOP: It will be a condition on the
5 approval. If there is an approval, it would be a
6 condition -- as a condition.

7 MR. PURITA: Well, something else also I'm
8 concerned. That driveway, there was a "no
9 parking" sign on the east side of this, by
10 STIDD's. It had -- the sign disappeared, I don't
11 know, but I can't pull out, or my drivers, or my
12 deliveries.

13 MR. OLINKIEWICZ: Right. They can't back
14 in. They can't back in, because somebody removed
15 the sign right across the street right by the guy
16 who builds the chairs or something.

17 CHAIRMAN JAUQUET: And that sign was a --

18 MR. PURITA: It was a "no parking" sign.

19 MR. DOWLING: Opposite side of the street.
20 Both sides of the street no parking.

21 CHAIRMAN JAUQUET: But that was a Highway

22 Department sign.

23 MR. OLINKIEWICZ: Right. It had come from
24 the --

25 CHAIRMAN JAUQUET: Is that a Village?

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1 MR. OLINKIEWICZ: -- Fire hydrant down at
2 the --

3 CHAIRMAN JAUQUET: Is that a Village thing
4 or --

5 MS. WINGATE: There was a rearrangement of
6 signs.

7 CHAIRMAN JAUQUET: But the Village controls
8 that?

9 MS. WINGATE: The Village, yes.

10 CHAIRMAN JAUQUET: What department controls
11 that in the Village?

12 MS. WINGATE: Road Department.

13 CHAIRMAN JAUQUET: The Road Department?

14 MR. PURITA: The thing is --

15 CHAIRMAN JAUQUET: I know what you're
16 saying.

17 MR. PURITA: -- somebody can't -- I can't

18 back out. And there's times, like Venetia, who
19 helps me out, she's stuck there, or I'm stuck
20 there, and I get all my deliveries.

21 MS. WINGATE: I'll walk by and deliver it,
22 or have Pete come buy so you can show him.

23 MR. PURITA: That would be great.

24 MR. OLINKIEWICZ: So being that it's an
25 ingress and egress, and Frank and I had talked

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1 about it, so his deliveries will back in and do
2 the deliveries, and then pull out; go back in and
3 pull out. If I have to drop something off in one
4 of the apartments, or my garbage man has to come
5 in and back up to pick the garbage for the
6 tenants or the commercial, they'll back in and
7 pull out. It would be an open ingress and egress
8 for everybody to use.

9 MR. PURITA: Well, the way --

10 MR. DOWLING: Where would the garbage be on
11 the site?

12 MR. PURITA: I mean, we haven't -- go
13 ahead, sorry.

14 MR. OLINKIEWICZ: What was that?

15 MR. DOWLING: Where would garbage be on the
16 site?

17 MR. OLINKIEWICZ: Right behind the back of
18 the property. There's five feet between the back
19 of the house, and there's the -- Frank's
20 property. And so he has his garbage dumpsters
21 right there that back to it, so I would put our
22 cans right there on the back of that house right
23 adjacent to where his garbage is.

24 MR. PURITA: Again, my only problem with
25 that -- first of all, it's only five feet. But

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1 my only problem with that is this right-of-way.
2 You know, we have it in our -- the way it's
3 deeded to us, me and Joe, our two buildings, it's
4 supposed to be free and clear at all times. So,
5 if I've got a garbage truck or I got some -- you
6 know, it shouldn't be an inconvenience to me.

7 MR. OLINKIEWICZ: The deed doesn't say it
8 would be clear at all times.

9 MR. PURITA: Yes, it is -- it does.

10 MR. OLINKIEWICZ: It says open
11 right-of-way. So if there's a delivery or
12 picking up garbage, it's the same thing as what
13 happens on their property.

14 CHAIRMAN JAUQUET: What's the garbage
15 issue?

16 MR. OLINKIEWICZ: Well, my garbage cans for
17 my tenants are going to be behind the back of the
18 house. The garbage man is going to have to walk
19 down the right-of-way, grab the cans and take
20 them out, or back the garbage truck in to load
21 the cans.

22 CHAIRMAN JAUQUET: Then what's the problem
23 with that, if it's just a temporary --

24 MR. PURITA: I'd prefer -- there is how
25 much property on the side, six feet, right?

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1 MR. OLINKIEWICZ: On which side?

2 MR. PURITA: On the west -- the north side
3 of that.

4 MR. OLINKIEWICZ: There's three feet on the
5 north side.

6 MR. PURITA: Three feet.

7 CHAIRMAN JAUQUET: What's the problem with
8 that?

9 MR. DOWLING: Three feet? On the north
10 side, it said 1.2 and 1.4.

11 MR. OLINKIEWICZ: Oh, 1.2 and -- 1.2 and 1.4.

12 CHAIRMAN JAUQUET: What's the difference
13 between a garbage truck making a pickup and your
14 people doing pickup and drop-offs on the same --
15 you know, it's very -- it's a 10-minute deal.
16 You know, maybe it's -- that's what the
17 right-of-way is for.

18 MR. OLINKIEWICZ: Right.

19 MR. PURITA: Well, I could go over that
20 with him.

21 MR. OLINKIEWICZ: Right.

22 MR. PURITA: I mean, it would seem, the way
23 it's written --

24 MR. OLINKIEWICZ: I own the property and I
25 couldn't use the back to pick up my garbage.

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1 CHAIRMAN JAUQUET: You don't want to look

2 at the garbage cans?

3 MR. PURITA: It's the right-of-way that I'm
4 more concerned about.

5 MR. PROKOP: The work on the inside
6 upstairs, the -- where you have designated the
7 living room, are there interior walls that you're
8 going to be remove?

9 MR. OLINKIEWICZ: There are right now.
10 There should be a demolition there. There's two
11 walls that have to come out. There's an existing
12 bathroom and --

13 MR. PROKOP: And are you going to get a
14 demolition permit or a building permit?

15 MR. OLINKIEWICZ: We will. I have to wait
16 until I get an approval to be able to build the
17 apartment before I --

18 MR. PROKOP: Okay. So my question is, are
19 you going to do it? There's not going to be any
20 issue about that?

21 MR. OLINKIEWICZ: No, because we're going
22 to just -- we'll just take that garbage out with
23 a pickup truck, so we'll fill up bags.

24 MR. PROKOP: Are you going do get a
25 building permit to remove these walls?

1 MR. OLINKIEWICZ: Yes, yes.

2 MR. PROKOP: So there's not going to be any
3 issue with it?

4 MR. OLINKIEWICZ: There's going to be no
5 issue with that.

6 CHAIRMAN JAUQUET: The footprint stays the
7 same?

8 MR. OLINKIEWICZ: The footprint stays the
9 same, nothing happens outside.

10 CHAIRMAN JAUQUET: And those offices that
11 you've got listed in your plan with that, are
12 those -- is that space going to be one tenant?

13 MR. OLINKIEWICZ: That will be one tenant,
14 yes.

15 CHAIRMAN JAUQUET: One lease?

16 MR. OLINKIEWICZ: One lease, one tenant for
17 the two offices, the meeting room and their --

18 CHAIRMAN JAUQUET: Okay.

19 MR. OLINKIEWICZ: -- kitchen area.

20 CHAIRMAN JAUQUET: Yeah.

21 MR. PROKOP: Does the building have to come
22 up to the building code?

23 MS. WINGATE: Absolutely.
24 CHAIRMAN JAUQUET: Oh, yeah.
25 MR. PROKOP: Not the existing building code

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1 but the building code --
2 MS. WINGATE: Existing building code, he
3 needs a fire suppression system.
4 MR. OLINKIEWICZ: Right.
5 MR. PROKOP: On the second floor?
6 MS. WINGATE: On the whole building.
7 MR. PROKOP: Oh, the whole building.
8 MR. OLINKIEWICZ: The whole building.
9 MR. DOWLING: That's not in here, is it?
10 MR. PROKOP: What about the egress, does he
11 need one? Does he need two or just the one on
12 the residential space? Does he need two
13 egresses?
14 MS. WINGATE: He needs -- he needs two
15 egresses, window, window in each bedroom and the
16 door.
17 CHAIRMAN JAUQUET: Can you guys work out
18 the garbage thing?

19 MR. OLINKIEWICZ: Sure.

20 MR. PURITA: Well, I'm sure me and him
21 could work it out. I'm not saying how the
22 tenants can work it out, so hopefully.

23 CHAIRMAN JAUQUET: I don't -- so what --

24 MR. PURITA: It depends on the tenants that
25 are going to work it out. I can make the best

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1 deal with Jim right now, because, you know --

2 CHAIRMAN JAUQUET: Well, what's the issue,
3 is it an aesthetic one?

4 MR. PURITA: Well, I'm just concerned.
5 First of all, you can see how tight. There's no,
6 you know --

7 CHAIRMAN JAUQUET: It's a tight squeeze to
8 get a truck there.

9 MR. PURITA: It's a tight squeeze.

10 MR. OLINKIEWICZ: Right. It's a tight
11 squeeze to back a truck up in there now anyway.
12 I mean, most of the time, Frank's trucks park out
13 on the street and then wheel it to the back,
14 because it's tight for them to back up. That

15 could probably help alleviate it by the parking,
16 no parking put across the street, so they could
17 swing it without hitting the front of the cars.
18 But the parking across the street now makes it
19 impossible for any trucks to even back in there.
20 So they park in front of 211 Carpenter, they
21 unload and they truck it in, they dolly it in.

22 CHAIRMAN JAUQUET: Hand truck in.

23 MR. OLINKIEWICZ: Hand truck it in. That's
24 what 99% of the delivery is now. I haven't been
25 there for the garbage pickup. I don't know if

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1 they wheel the dumpster all the way out to the
2 road and then they pull it all the way back, or
3 they back in, I haven't seen that yet.

4 CHAIRMAN JAUQUET: How does your -- your
5 garbage is back there, isn't it?

6 MR. PURITA: Yeah.

7 CHAIRMAN JAUQUET: How does it -- how does
8 it get transported, then?

9 MR. PURITA: It gets pulled towards the
10 street.

11 CHAIRMAN JAUQUET: By hand?

12 MR. PURITA: Yup.

13 CHAIRMAN JAUQUET: Oh, okay. I mean, your
14 guys are probably going to end up doing the same
15 thing.

16 MR. OLINKIEWICZ: Sure. Yeah, sure.

17 CHAIRMAN JAUQUET: Is that how you do
18 yours? You get all -- who does -- how do you
19 arrange garbage pickup for your tenants; do they
20 do it?

21 MR. OLINKIEWICZ: Mostly, it's Mattituck
22 Sanitation, or they do it -- Mattituck Sanitation
23 pulls up, they wheel it out to the road and dump
24 it in the truck, and they wheel it back, they do
25 that.

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1 MR. BURNS: He's got a problem. Frank, how
2 can we help you with it? I don't understand.

3 MS. WINGATE: When did the sign disappear?

4 MR. PURITA: Okay. It's at least -- it was
5 actually laying in there up to about maybe two or
6 three years ago. It had fallen.

7 MS. WINGATE: That long?

8 MR. PURITA: It might still be there. It
9 might just be laying --

10 CHAIRMAN JAUQUET: Yeah.

11 MR. PURITA: It was up -- there's a picket
12 fence.

13 MS. WINGATE: Yes.

14 MR. PURITA: I had tried to put it up a few
15 times, but I gave up. And then recently, someone
16 was playing with those signs back there.

17 MS. WINGATE: Yes.

18 MR. PURITA: And I don't know what that's
19 all about.

20 MR. OLINKIEWICZ: Yeah. They put them on
21 each side of the fire hydrant.

22 MR. PURITA: Yeah. I don't know what's
23 going on.

24 CHAIRMAN JAUQUET: So who parks there,
25 visitors to the Village?

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1 MR. OLINKIEWICZ: No. Most of the workers
2 at the --

3 CHAIRMAN JAUQUET: Or STIDD's?

4 MR. PURITA: It's not just STIDD's, it's
5 some other merchants, as well as, you know --

6 CHAIRMAN JAUQUET: Well, that's really -- I
7 mean, is the Road Department -- would they be
8 amenable to, you know, putting the signs back up
9 and making some other additional kinds of things?

10 MS. WINGATE: I can't speak for them,
11 but --

12 CHAIRMAN JAUQUET: But do they do that?

13 MS. WINGATE: I could bring it to their
14 attention.

15 MR. PURITA: I mean, if you look on
16 Carpenter, they go further up. You'll --

17 MS. WINGATE: All these parking rules and
18 regulations are part of the code. So, if we go
19 to the code and we read all about Carpenter
20 Street, it has rules and regulations. Now we
21 just have to ask them to assign signs to relay
22 that information.

23 MR. OLINKIEWICZ: And enforce it.

24 MS. WINGATE: And we could get there.

25 CHAIRMAN JAUQUET: Okay. I mean, now, with

1 his tenants, it's more critical for that access
2 to be enforced, I mean, the parking to be
3 enforced, the non-parking, right?

4 MR. DOWLING: Yup.

5 MR. PURITA: Yeah.

6 CHAIRMAN JAUQUET: So what do you want to
7 -- are we ready to act on this with the
8 conditions? What are the conditions? I think
9 we're, you know --

10 MR. PROKOP: Well, I think that one is that
11 the right-of-way stay clear at all times.

12 CHAIRMAN JAUQUET: Right.

13 MR. PROKOP: Stay clear and free of
14 obstructions at all times. The second one that I
15 would recommend is that there's no residential
16 use of the first floor.

17 MR. OLINKIEWICZ: The only thing that I
18 have on the first floor that dealt with the
19 upstairs apartment was that half bath as you came
20 in the side door. I was going make that a
21 laundry room for the washer and dryer for the
22 apartment upstairs. There's no residential
23 sitting or sleeping quarters, or anything else

24 like that.

25 CHAIRMAN JAUQUET: That doesn't -- but that

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1 doesn't mean --

2 MR. OLINKIEWICZ: I mean, it doesn't have
3 to be there. I can take it out, it's not a big
4 deal, but make it a mudroom. But it's just --

5 CHAIRMAN JAUQUET: Is that in the front or
6 the back?

7 MR. OLINKIEWICZ: It's in the back. You
8 come in the rear back door --

9 CHAIRMAN JAUQUET: Yeah, I remember that.

10 MR. OLINKIEWICZ: -- and there's a -- we
11 took a chunk out of that room downstairs so it
12 couldn't be used as a living room. We did the
13 access to the basement from the office inside.
14 And so there's a five-foot corridor that, if you
15 come in and go up the back stairs, so you have
16 a -- you know, the stairs in the back for ingress
17 and egress, and also the front stairs for ingress
18 and egress.

19 CHAIRMAN JAUQUET: It's that L-shaped

20 entry, yeah.

21 MR. OLINKIEWICZ: Right. So you have to
22 the right there, as you come in the door, there
23 was a half bath there. So I just figured I would
24 either, A, you could leave it as a half bath, if
25 somebody came in the house and wanted to use the

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1 bathroom quick; or, B, we could put a washer and
2 dryer in there for the tenants upstairs, because
3 it's not really any --

4 CHAIRMAN JAUQUET: I don't know. I'm not
5 so crazy about that.

6 MR. DOWLING: I think the problem is that's
7 now putting residential use on the first floor.

8 CHAIRMAN JAUQUET: Because, you know --

9 MR. OLINKIEWICZ: Would that be considered
10 as you walk through the hallway to go upstairs
11 also? I mean --

12 CHAIRMAN JAUQUET: It's access. It's
13 access, period, and not --

14 MR. DOWLING: It's access for the residents
15 to use.

16 CHAIRMAN JAUQUET: I don't like the idea of
17 mixing the residential and the, you know --

18 MR. OLINKIEWICZ: Okay. So we just
19 don't -- you could take that room out and don't
20 put anything there?

21 CHAIRMAN JAUQUET: Well, make it a closet
22 for this office or something.

23 MR. OLINKIEWICZ: Okay.

24 MR. PURITA: Just can I ask one other
25 thing? Speaking of egress, how do we access the

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1 upstairs apartment?

2 MR. OLINKIEWICZ: You can go in the front
3 or you can go in the back.

4 MR. PURITA: The back door, it's going to
5 be a problem again with that right-of-way.

6 MR. OLINKIEWICZ: What, people walking down
7 the right-of-way and going into their apartment?

8 MR. PURITA: Well, first off, if
9 someone's -- if there's a truck parked there, you
10 can't even open that outside if you've got a
11 screen door.

12 CHAIRMAN JAUQUET: Well, it's a
13 right-of-way. It's not -- you know, it's
14 accessible to -- it's not just cars. You know,
15 people can walk. I mean, I don't see a problem
16 with that. You're --

17 MR. DOWLING: I think the main thing is,
18 you know, you can't have bikes leaning up against
19 the wall, things like that.

20 CHAIRMAN JAUQUET: Yeah, that's true.

21 MR. DOWLING: No garbage cans, nothing that
22 they can access.

23 CHAIRMAN JAUQUET: It's got to be really
24 clear. But there's room for your garbage cans
25 around the back.

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1 MR. OLINKIEWICZ: Right, sure, yeah.

2 CHAIRMAN JAUQUET: And, you know, if --

3 MR. OLINKIEWICZ: The right-of-way needs to
4 stay open for both of us.

5 CHAIRMAN JAUQUET: I mean, if the --

6 MR. OLINKIEWICZ: He's got to pull into his
7 place, and my tenants would have to walk in and

8 go into their place. It's the same thing.

9 CHAIRMAN JAUQUET: Right, yeah.

10 MR. OLINKIEWICZ: Right?

11 CHAIRMAN JAUQUET: But, also, you know,
12 if --

13 MR. PURITA: We're going to have to look at
14 the layout. That's -- we can do it then.

15 CHAIRMAN JAUQUET: Well, I'm just saying,
16 if there's a view nuisance, because you're
17 looking at his garbage cans, or the bikes, or
18 whatever for their tenants, then --

19 MR. PURITA: Well, it's a commercial --

20 CHAIRMAN JAUQUET: Wait. Wait, I'm not
21 done. Then you should --

22 MR. PURITA: It's a commercial space back
23 there, so, I mean, I have dumpsters back there,
24 so it's -- I don't think this is going to be an
25 issue, you know, as long as they're covered and

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1 you know, with reference --

2 CHAIRMAN JAUQUET: Well, yeah, I mean --

3 MR. PURITA: I mean, I take -- I make sure

4 they're covered and whatever.

5 CHAIRMAN JAUQUET: I mean, maintenance of
6 the property is part of the code in the Village
7 and it underlies all of this.

8 MR. OLINKIEWICZ: Right.

9 CHAIRMAN JAUQUET: And, you know, the
10 maintenance of the right-of-way has to be -- is
11 an issue, too, isn't it, the --

12 MR. OLINKIEWICZ: No, because being --

13 CHAIRMAN JAUQUET: I mean, you got to keep
14 it --

15 MR. OLINKIEWICZ: You know, being that I'm
16 the owner of the property, it's my responsibility
17 to keep the right-of-way clear.

18 CHAIRMAN JAUQUET: Clear and maintained. I
19 mean, everybody's got to make it --

20 MR. OLINKIEWICZ: Maintained, so if there's
21 more than three inches of snow, four inches of
22 snow --

23 CHAIRMAN JAUQUET: Right.

24 MR. OLINKIEWICZ: -- I got to plow it, I
25 got to take care of it, because it's on my

1 property. They have the right to drive across it
2 to go to his property, pick up stuff, get
3 deliveries and drive back out.

4 CHAIRMAN JAUQUET: Okay. So are we ready
5 to do this?

6 MR. DOWLING: Well, I think we need to --
7 we need to see a revised site plan with -- he's
8 got to remove this -- the bathroom stuff from the
9 lower -- from the design, the plan, right?

10 CHAIRMAN JAUQUET: Right.

11 MR. DOWLING: And what do you have? You
12 have the --

13 CHAIRMAN JAUQUET: I have a stacked
14 laundry. You should make that -- I don't know
15 what you're going to do with it. Make it a --

16 MS. WINGATE: There were two sets of plans,
17 and I just kind of pulled them out of my file. I
18 don't know if I gave you all those copies. Check
19 the dates.

20 MR. BURNS: I think I got an old one. This
21 one has two baths on the first floor.

22 MS. WINGATE: Yes, that would be an old
23 one.

24 CHAIRMAN JAUQUET: Yours has two bathrooms

25 on it?

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1 MR. DOWLING: Yeah.

2 CHAIRMAN JAUQUET: Mine has one, but it has
3 the stacked laundry downstairs. Your most recent
4 plan has the laundry?

5 MR. OLINKIEWICZ: The stacked laundry
6 downstairs. We amended it because to take that
7 bathroom out and to put the wall for the walkway,
8 and put the ingress and egress to the upstairs
9 apartment.

10 CHAIRMAN JAUQUET: Right. What would you
11 do with that space, just make it part of the
12 office?

13 MR. OLINKIEWICZ: Make it a -- yeah,
14 part --

15 CHAIRMAN JAUQUET: Okay.

16 MR. OLINKIEWICZ: I'd move it over to be
17 part of the office. I don't know if you can make
18 that a stipulation if you're determining it now
19 or --

20 CHAIRMAN JAUQUET: Well, I think we could.

21 MR. OLINKIEWICZ: I mean, it's a --
22 CHAIRMAN JAUQUET: Can't we? We can do
23 that. The condition that this --
24 MR. DOWLING: Stacked laundry.
25 CHAIRMAN JAUQUET: -- this stacked laundry

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1 becomes part of the office space. The stacked
2 laundry notation room becomes part of the office
3 space or --
4 MR. DOWLING: Do we need to see a new site
5 plan for that?
6 MS. WINGATE: Excuse me?
7 MR. DOWLING: Then we'd have to -- he's got
8 to move, I mean --
9 CHAIRMAN JAUQUET: We can make it
10 conditional, can't we?
11 MR. PROKOP: Yeah, we can make it
12 conditional, yes.
13 CHAIRMAN JAUQUET: The question is should
14 that be office space, or should that be storage
15 for your tenants? I mean, stuff is going to pile
16 up there, I don't know, if it's tenant space.

17 MR. PROKOP: It can't be part -- it can't
18 be used by whoever's upstairs.

19 CHAIRMAN JAUQUET: Okay. Then it's got to
20 be office, okay.

21 MR. OLINKIEWICZ: Yes, part of the office.

22 CHAIRMAN JAUQUET: So I'm going make a
23 motion that we --

24 MR. DOWLING: Include it part --

25 CHAIRMAN JAUQUET: And I'm going to make --

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1 MR. DOWLING: Revise their plans, too.

2 CHAIRMAN JAUQUET: Right.

3 MR. PROKOP: And the conditions I have is
4 that the right-of-way stays clear and free of
5 any --

6 CHAIRMAN JAUQUET: That's the first one,
7 the right-of-way remains clear. And?

8 MR. PROKOP: Second one is no residential
9 use of the first floor.

10 CHAIRMAN JAUQUET: Right.

11 MR. PROKOP: Three is remove the existing
12 half bath and the stacked laundry from the plans,

13 and make the first -- make that area of the first
14 floor part of the office, first floor office use.
15 And then the fourth one, which we normally put
16 in, is that there's a return to the Planning
17 Board -- I'm sorry.

18 MS. WINGATE: I'm cold, my nose.

19 MR. PROKOP: There's a return to the
20 Planning Board on the December calendar, December
21 2015, for review. Do you want to include that,
22 or no?

23 MR. BURNS: Can what?

24 CHAIRMAN JAUQUET: No. He wants us to
25 review it in a year. He'll be done by then.

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1 MR. BURNS: Oh, yeah.

2 MR. PROKOP: So bring it back in 2015, just
3 to see if there's any issues?

4 CHAIRMAN JAUQUET: Okay, we can do that.
5 All right. So I'm going to make a motion that we
6 approve the --

7 MR. OLINKIEWICZ: Can I ask one quick
8 question?

9 CHAIRMAN JAUQUET: Yeah.

10 MR. OLINKIEWICZ: If we're going to move
11 the wall anyway and make that part of the
12 downstairs office, can I leave it half bath for
13 the downstairs office also? I mean, we're going
14 to move a wall, a wall into the office, why tear
15 it out? It will become part of the office for
16 their usage, so they can have one-and-a-half bath
17 on the first floor, so somebody in their office,
18 they can have it as a private bathroom. But it
19 seems a shame to tear the whole thing out if it's
20 going to be in the office space and can't be
21 used.

22 CHAIRMAN JAUQUET: Yeah.

23 MR. BURNS: Makes sense.

24 MR. DOWLING: I'm fine with that.

25 CHAIRMAN JAUQUET: I mean, that's okay, if

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1 you want to make more of a better utility of the
2 space.

3 MR. OLINKIEWICZ: Better use of it for
4 that. Thank you.

5 CHAIRMAN JAUQUET: Okay. So I'm going to
6 make a motion that we approve the -- the --

7 MR. DOWLING: Application.

8 CHAIRMAN JAUQUET: The application for 211
9 Carpenter Street, with the following conditions:

10 One, that the right-of-way remains clear
11 and in good maintenance.

12 Number two, that there's no residential
13 uses on the first floor, other than that stairway
14 entry access.

15 Number three, that the area where the
16 current stacked laundry is in that entryway area
17 for the residential is removed and becomes part
18 of the office space.

19 And that it's okay that the particular
20 space becomes a half bath for the office space.

21 And number five, that we'll return to this
22 plan in December 2015 for review of the results.

23 Do I have a second?

24 MR. BURNS: Second.

25 CHAIRMAN JAUQUET: All in favor?

1 MR. BURNS: Aye.

2 MR. DOWLING: Aye.

3 CHAIRMAN JAUQUET: Aye.

4 MR. BURNS: There's no way that we can do
5 anything about the signs on the street?

6 MR. PROKOP: No. It's up to the Village.
7 We have to straighten it out in the Village.
8 But, I mean, if there's anything to straighten
9 out, it has to be reviewed by the Village.

10 CHAIRMAN JAUQUET: So how does that sound?

11 MR. PURITA: Sounds good.

12 CHAIRMAN JAUQUET: Number 6 is a motion to
13 schedule the next work session for January 22nd,
14 2015.

15 MR. BURNS: Thanks, Frank.

16 CHAIRMAN JAUQUET: Thanks. All in -- do I
17 have a second?

18 MR. DOWLING: I second.

19 CHAIRMAN JAUQUET: All in favor?

20 MR. BURNS: Aye.

21 MR. DOWLING: Aye.

22 CHAIRMAN JAUQUET: Aye.

23 And #7, I make a motion to adjourn. All in
24 favor -- do I have a second?

25 MR. BURNS: Second.

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1 CHAIRMAN JAUQUET: All in favor
2 MR. BURNS: Aye.
3 MR. DOWLING: Aye.
4 CHAIRMAN JAUQUET: Aye.
5 MR. BURNS: Thank you all.
6 (Whereupon, the meeting was adjourned at
7 5:55 p.m.)

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C E R T I F I C A T I O N

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 December 18, 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

18 set my hand this 4th day of January, 2015.

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Lucia Braaten

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