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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD

REGULAR SESSION

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Third Street Firehouse
Greenport, New York

September 1, 2016
5:50 p.m.

B E F O R E :

DEVIN McMAHON - CHAIRMAN

BRADLEY BURNS - MEMBER

PETER JAUQUET - MEMBER

LUCY CLARK - MEMBER

JOHN COTUNGO - MEMBER

JOSEPH PROKOP, ESQ. - VILLAGE ATTORNEY

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1
2 CHAIRMAN McMAHON: All right. I'm
3 very sorry about the wait. There was
4 an unexpected Board of Trustees meeting
5 which means we don't have some of our
6 representatives from the Village, we do
7 have the Village Attorney, but we don't
8 have the Village Administrator here.

9 I guess I will start the meeting.

10 This is the regular session of the
11 Village of Greenport Planning Board for
12 September 1, 2016.

13 Item number 1, continued
14 discussion on the application for site
15 plan review, an amendment to the
16 previous site plan approved on November
17 4, 2015 is required.

18 The applicant Robert I. Brown,
19 Architect is representing Stirling
20 Square LLC, Brent Pelton. The
21 applicant has proposed to remodel four
22 existing apartment units into five inn
23 units and one handicap-accessible unit
24 on the ground floor for a total of six
25 additional inn units, bringing the

1
2 total of inn units for American Beech
3 Inn to 11 inn units.

4 The proposal includes a renovation
5 of suite 308C, a ground floor space
6 into a lobby for the inn incorporating
7 a new glass facade with interior and
8 new exterior seating and a water
9 feature in the courtyard.

10 The proposal includes additional
11 bluestone hardscape for easier handicap
12 accessibility and several ramps
13 providing accessibility to each of the
14 commercial units.

15 Additional plans were received on
16 8/29/2016 amending the application to
17 include a retractable awning over the
18 American Beech cedar pergola outdoor
19 dining area.

20 The property is located in the
21 Historic District. The Historic
22 Preservation Commission will be
23 reviewing the exterior installation of
24 the ductwork for the kitchen exhaust
25 and the retractable awning at the

1
2 September meeting.

3 Suffolk County Tax Map number
4 1001-4-7-29.1.

5 Mr. Brown, would you like to
6 speak?

7 MR. BROWN: Rob Brown, architect
8 for the owner.

9 There was, at the work session,
10 some concern over the wording of
11 Mr. Pelton's letter. I do have a
12 revised letter to distribute if I may
13 --

14 CHAIRMAN McMAHON: Okay sure.

15 MR. BROWN: -- which I believe
16 clarifies his intentions (handing).

17 ATTORNEY PROKOP: Thank you.

18 CHAIRMAN McMAHON: This is for
19 public consumption, correct?

20 MR. BROWN: Yes.

21 CHAIRMAN McMAHON: Okay.

22 Do you want to read it, or would
23 you like me to read it into the record?

24 MR. BROWN: I will read it.

25 Dear Planning Board Members, thank

1
2 you for your consideration of my
3 revised application for alterations to
4 take place at 300-308 Main Street. I
5 am very excited to proceed with my
6 planned alterations, and I look forward
7 to the September 12, 2016 meeting
8 before the Historic Preservation Board.

9 So long as we receive final
10 approval from Historic Preservation, we
11 will then be back next month seeking
12 final approval of the updated site plan
13 from the Planning Board.

14 As you are aware, my updated
15 application maintains the conversion of
16 four existing apartment units to hotel
17 rooms plus creates a
18 handicap-accessible unit at ground
19 level.

20 The use of the hotel reception
21 area will be limited to the American
22 Beech Hotel Reception and Gift Shop.

23 Based on comments received at
24 prior Planning Board meetings, I
25 understand the Planning Board has been

1
2 concerned regarding utilization of the
3 hotel reception for an event space. In
4 order to alleviate that concern, the
5 updated plan limits the hotel reception
6 space to hotel reception and gift shop.
7 There will be no alcohol sales within
8 the hotel reception and gift shop.

9 I believe that this should
10 alleviate the Planning Board's concerns
11 regarding potential noise while
12 allowing me to make productive use out
13 of the space.

14 I appreciate your time and
15 attention to this matter as well as
16 your commitment and service toward the
17 community.

18 Wishing you all a happy and safe,
19 albeit likely wet Labor Day Weekend.
20 Respectfully submitted, Brent Pelton.

21 CHAIRMAN McMAHON: Thank you very
22 much.

23 I believe that was -- you know my
24 major concern was alcohol sales, who
25 was responsible for what within the

1
2 courtyard. I know I don't have any
3 concerns with a lobby space for the
4 hotel, I think that makes sense, that's
5 a good use of the space. I think we
6 have previously discussed the
7 conversion of the apartments into hotel
8 rooms, and I don't have any issue with
9 lobby, I believe that was a permitted
10 use for the building anyway.

11 Does anyone have any comments or
12 questions?

13 MS. CLARKE: No, just that in the
14 letter, it's called a hotel reception
15 and gift shop and on the the plans it's
16 hotel lobby; it will be the lobby and
17 gift shop, right, not reception?

18 MR. BROWN: Well, not reception in
19 terms of having a party, but --

20 MS. CLARKE: Well --

21 MR. BROWN: -- reception in terms
22 of welcoming guests.

23 MS. CLARKE: I think it should say
24 lobby.

25 CHAIRMAN McMAHON: The plans --

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MS. CLARKE: -- which the plans
does. That's right I'm just --

MR. BROWN: The intention is the
lobby --

MS. CLARKE: -- controversy in the
wording.

MR. BROWN: The intention is
lobby, I can assure you of that.

MS. CLARKE: The use will be
lobby, correct.

ATTORNEY PROKOP: So with this is
the final version of the application,
we just have to finish up the
coordinated review and we'll be ready
to act on it at the next meeting.

CHAIRMAN McMAHON: Okay.

But we have to wait for the
Historic Board.

ATTORNEY PROKOP: We have to go
back too and notify everybody that the
application --

CHAIRMAN McMAHON: Okay.

We have to give more notification.

ATTORNEY PROKOP: Yes.

1
2 CHAIRMAN McMAHON: And that will
3 be the final application?

4 ATTORNEY PROKOP: We'll amend the
5 existing notification, but it will be
6 done in time for the next meeting.

7 CHAIRMAN McMAHON: Does anyone
8 have any other questions or concerns?

9 I mean, I do see that you -- so
10 you now have a, you included on the
11 plans the awning which is fully
12 retractible.

13 MR. BROWN: That's correct.

14 CHAIRMAN McMAHON: And the
15 ductwork will be discussed at the HPC.

16 MR. BROWN: Those two issues both
17 will be --

18 CHAIRMAN McMAHON: Both the awning
19 and the ductwork, okay.

20 I don't believe there is any other
21 street-facing exterior changes that are
22 being made maybe the doors, but I don't
23 have any issue there.

24 Does anyone have any concerns or
25 questions with regard to this?

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MR. COTUNGNO: No.

MR. JAUQUET: No.

MR. BURNS: No.

MS. CLARKE: No.

MR. BROWN: I can tell you that the doors had been addressed by Historic Preservation in the past and approved them.

CHAIRMAN McMAHON: All right.

Where are we? Do you know where we are in this application?

ATTORNEY PROKOP: As of tonight, we have a full application here.

CHAIRMAN McMAHON: We have a full application now; do you know how we're doing with the timeline with regard to --

ATTORNEY PROKOP: Well, I think we should ask for additional time until the meeting and then what we'll do is, I'll have a -- maybe I can have a proposed decision at the next meeting.

CHAIRMAN McMAHON: Okay.

ATTORNEY PROKOP: And then we'll

1
2 have it ready to go for October.

3 CHAIRMAN McMAHON: Okay.

4 Would you be amenable to that? We
5 need to wait until -- just with regard
6 to, we have an issue with once you
7 receive an application, we have to act
8 on it within a certain time. I believe
9 we extended it far enough forward to
10 get us to the next meeting, but can we
11 just reconfirm that we're extending the
12 timeline until we can address it at the
13 next meeting?

14 MR. BROWN: That's my
15 understanding.

16 ATTORNEY PROKOP: Thank you.

17 CHAIRMAN McMAHON: Okay.

18 I guess I would need to make a
19 motion that we're confirming that
20 the -- I don't know what it's called,
21 the period --

22 ATTORNEY PROKOP: So the
23 application is 300-308 Main Street is
24 adjourned until the October meeting,
25 for the October meeting. There may be

1
2 discussion at the work session in
3 September.

4 CHAIRMAN McMAHON: I will so
5 motion.

6 Do I have a second for that?

7 MS. CLARKE: Second.

8 CHAIRMAN McMAHON: All in favor?

9 MR. JAUQUET: Aye.

10 MR. BURNS: Aye.

11 MS. CLARKE: Aye.

12 MR. COTUNGNO: Aye.

13 CHAIRMAN McMAHON: Motion carries.

14 Do you have any questions for us
15 before we move on?

16 MR. BROWN: Just for clarification
17 because I will be reporting back to
18 Mr. Pelton; at this point, we're
19 talking about, assuming approval from
20 Historic Preservation that it will be
21 addressed at the next Planning Board
22 meeting.

23 CHAIRMAN McMAHON: Yes.

24 ATTORNEY PROKOP: For action on
25 it.

1
2 And I think the other thing is, we
3 need to vote to accept the applicant's
4 consent to the adjournment.

5 So the applicant, it's a motion to
6 accept the applicant's consent to the
7 extension of time until the October
8 meeting.

9 CHAIRMAN McMAHON: I will so
10 motion.

11 Do I have a second?

12 MR. JAUQUET: Second.

13 CHAIRMAN McMAHON: All in favor?

14 MR. JAUQUET: Aye.

15 MR. BURNS: Aye.

16 MS. CLARKE: Aye.

17 MR. COTUNGNO: Aye.

18 CHAIRMAN McMAHON: Motion carries.

19 Thank you very much.

20 MR. BROWN: Thank you very much.

21 CHAIRMAN McMAHON: Item Number 2
22 Vacant Lot east of 217 Monsell Place.

23 Table discussion of the
24 pre-submission conference for Bryan
25 Nicholson pending ZBA determination.

1
2 The applicant proposes to develop
3 the vacant parcel which he is currently
4 under contract to purchase. Bryan
5 Nicholson is before the board to
6 discuss the proposed construction of a
7 one-family house on the property
8 located east of 217 Monsell Place.

9 The pre-submission package
10 includes a site plan, floor plans, and
11 elevations. The project as proposed
12 will require one variance.

13 It is scheduled to be on the ZBA
14 agenda for the September meeting. A
15 revised site plan will be submitted for
16 consideration upon the completion of
17 the Zoning Board Appeal process.

18 The property is located in the R-1
19 One-Family Residential District of the
20 Village of Greenport.

21 The property is not located in the
22 Greenport Village Historic District.

23 Suffolk County Tax Map number
24 101-2-2-29.

25 MR. FARRELL: Good evening. For

1
2 the applicant Bryan Nicholson John C.
3 Farrell with the firm of San Ward
4 Coschignano, 333 Earle Ovington
5 Boulevard, Suite 601, Uniondale, New
6 York.

7 I believe we're at this point
8 waiting for the Zoning Board on this
9 matter, so I guess we will just extend
10 the hearing until that next, until the
11 Board makes its decision.

12 CHAIRMAN McMAHON: Okay.

13 I don't believe we -- we actually
14 accepted this application, I guess we
15 accepted it and denied it, so I don't
16 think it's before us right now.

17 MR. JAUQUET: Yeah.

18 CHAIRMAN McMAHON: We denied it so
19 it could go to the ZBA because it was,
20 there were variances required, so we
21 had to --

22 MR. FARRELL: Okay.

23 You issued the denial and they --

24 CHAIRMAN McMAHON: We issue a
25 denial so they'll have to come back, so

1
2 I don't believe we need to extend the
3 timeline for this particular
4 application because it's technically,
5 it's on our agenda but it's not before
6 us.

7 MR. FARRELL: Right, it's stayed
8 until the Zoning Board makes its
9 decision, understood.

10 CHAIRMAN McMAHON: I believe we're
11 still waiting for the ZBA on that.

12 I don't really believe we have any
13 additional business with that
14 application this evening.

15 Does anyone have anything they
16 want to address?

17 (No response.)

18 I'm going to make a motion to move
19 onto Item number 3.

20 Do I have a second for that?

21 MS. CLARKE: Second.

22 CHAIRMAN McMAHON: All in favor?

23 MR. JAUQUET: Aye.

24 MR. BURNS: Aye.

25 MR. COTUNGNO: Aye.

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MS. CLARKE: Aye.

CHAIRMAN McMAHON: Motion carries.

Item Number 3 Vacant Lot south of
525 Second Street.

Motion to accept and to act on the
application for site plan review from
Bryan Nicholson.

The applicant proposes to develop
the vacant parcel which he is currently
under contract to purchase.

Bryan Nicholson is before the
Board to discuss the proposed
construction of a one-family house on
the property located south of 525
Second Street.

The pre-submission package
includes a site plan, floor plans, and
elevations. The property is located in
the R-2 One- and Two-Family Residential
District of the Village of Greenport
and is not located in the Greenport
Village Historic District.

Suffolk County Tax Map number
1001-2-6-14.2.

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Would you like to speak to that?

MR. FARRELL: Yeah, same appearance as the previous application.

Yes. I believe my client submitted revised plans. Last time we discussed the Board's preference that the bathroom with the, connected with the bedroom on the first floor be converted to a three-quarter bathroom so only a shower stall.

My client, this week, I believe submitted revised plans to reflect the three-quarter bathroom on that first floor; and we would like to, you know, see if the Board has any comments with respect to those revised plans.

At this stage, I don't know how much there is to say, other than to get feedback from the Board.

CHAIRMAN McMAHON: Comments, questions?

MR. JAUQUET: My comment is on the the three-quarter bath was to replace the half and full with a three-quarter,

1
2 so at least there was one bathroom
3 downstairs.

4 What's you're reaction to that?

5 CHAIRMAN McMAHON: If anyone --

6 MR. FARRELL: That's why I'm --

7 MR. JAUQUET: I just want a
8 reaction to that without any prejudice.

9 MR. FARRELL: I think the feeling
10 on that is that, you know, to have the
11 powder room with just the toilet and a
12 space to wash your hands is preferable
13 just so that you don't have people
14 going into somebody's, you know,
15 private room, somebody's bedroom or
16 somebody's office space to use their
17 bathroom. That's their preference.

18 CHAIRMAN McMAHON: My personal
19 opinion, I don't have -- I'm fine with
20 the application. I believe we have, we
21 just have a difference of opinion
22 amongst the members of the Board.

23 I don't have an issue with the
24 application. That's my position.

25 MR. BURNS: Will we accept it?

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MR. JAUQUET: Is this one an extension to the --

CHAIRMAN McMAHON: This, I believe this is --

MR. JAUQUET: (Inaudible.)

CHAIRMAN McMAHON: I don't know if we're at a point where this is a --

MS. CLARKE: I have one question.

Your client's intention for the bedroom on the first floor was due to aging parents?

MR. FARRELL: Yes, parents and grandparents.

MS. CLARKE: That could not climb stairs?

MR. FARRELL: Yes, they cannot climb stairs.

MS. CLARKE: Yet the laundry room is on the second floor.

MR. FARRELL: I understand that the laundry room is on the second floor. I think they would get assistance with the laundry. Really, its the up and down stairs to use the

1
2 bedroom that's the problem for them.

3 I understand that the Board, you
4 know, has expressed concerns over this
5 being a short-term rental. I think my
6 client has testified at several
7 hearings, several meetings that he has
8 been at that he has no intention of
9 doing that and that this is going to be
10 for family members to reside in full
11 time.

12 I believe he brought -- I wasn't
13 here at that meeting, but I believe he
14 brought the members of his family that
15 would reside in the house to one of the
16 hearings so that you could see that he
17 is serious, and this is what he wants
18 to do.

19 You know, if the issue is with a
20 short-term rental, I know the Board of
21 Trustees is currently working on an
22 ordinance, it's had a couple of
23 hearings on it already to address the
24 short-term-rental issue throughout the
25 Village. Obviously my client would be

1
2 subject to any ordinance adopted by the
3 Village, so if that's a concern, I
4 really think that's in the purview of
5 the Board of Trustees to address; and
6 they have done that. I mean one of the
7 more the extensive sections of the
8 Village ordinance, Village code has to
9 deal with rental units, rental housing,
10 rent permits, et cetera, I mean, I
11 think it's like 13 pages, 20 percent of
12 the code pages are dedicated to rental
13 housing, I understand the Board of
14 Trustees is active in trying to address
15 this, and my clients would be subject
16 to the same rules and regulations as
17 everyone else, and they fully intend to
18 comply with the code, that's why
19 they're here making all the necessary
20 applications, doing everything the
21 right way. They don't want to, you
22 know, they don't want to violate the
23 code and then have problems with the
24 Village.

25 MR. BURNS: Where are we with

1
2 this?

3 CHAIRMAN McMAHON: This was
4 submitted for pre-submission conference
5 at the last series of meetings that we
6 have had. I don't believe we ever had
7 an affirmative vote to accept the
8 application. We essentially,
9 pre-submission conference replied with
10 our comments and thoughts, then the
11 applicant comes back with the
12 application which is then formally
13 accepted by the Board or rejected if it
14 doesn't meet basic criteria, but
15 generally it would be accepted by the
16 Board and then after review, it would
17 be presented for an up or down vote for
18 approval or denial from the Board. I
19 believe that this application was
20 submitted for pre-submission
21 conference, we addressed our concerns
22 at the last meeting, and now I believe
23 it's before the Board whether to accept
24 the application, it's not approval, but
25 accept the application and then we

1
2 would have to the ability to either
3 approve or deny. I believe that's
4 where we're at. Anybody can correct me
5 if --

6 ATTORNEY PROKOP: It's on for it
7 to be accepted, and then after that we
8 can take action on it.

9 MR. JAUQUET: So what should we do
10 for the next time?

11 CHAIRMAN McMAHON: No we can do it
12 this evening.

13 MR. JAUQUET: Do we have an
14 application?

15 CHAIRMAN McMAHON: Yes, we have
16 the application. It was the original
17 application, all the paperwork remains
18 the same.

19 ATTORNEY PROKOP: What was the
20 condition that was offered by the
21 applicant?

22 CHAIRMAN McMAHON: I'm not
23 certain. I think there was actually
24 some disconnect between -- I'm not sure
25 if that was ever really --

1
2 ATTORNEY PROKOP: What did you
3 offer?

4 MR. FARRELL: We would convert the
5 bathroom in the bedroom on the first
6 floor to a three-quarter bathroom
7 instead of a full bath.

8 MR. JAUQUET: I didn't really
9 care. It does make a difference to me,
10 you know full, you know, either
11 three-quarter or full is not going to
12 make a difference to me.

13 CHAIRMAN McMAHON: I agree. I
14 don't have any --

15 MR. JAUQUET: So I think you
16 should leave it the way it is.

17 CHAIRMAN McMAHON: Personally, I
18 think -- I don't think we really should
19 be delving any further into this. I
20 think it seems like a fine application
21 to me. That's my personal opinion.

22 MR. FARRELL: I mean, this project
23 was carefully thought out by my
24 clients. They're not building an
25 oversized house. They're well

1
2 undersized for what they're permitted
3 to build on this lot.

4 The intention was to keep it as a
5 small cottage-like house very similar
6 to a house directly across the street
7 from the firehouse here. It meets all
8 the setbacks in the code. It, you
9 know, they're going to landscape it,
10 they're going to improve the lot.
11 They're gonna, you know, put in a nice
12 big driveway. They're gonna make it a
13 nice house and it's gonna be a nice
14 addition to the community.

15 CHAIRMAN McMAHON: I agree.

16 MR. FARRELL: From a site plan
17 perspective, it's on the money.

18 CHAIRMAN McMAHON: So right now,
19 we need to have --

20 All right, does anyone have any
21 issues?

22 I know you're still saying you're
23 concerned about the application,
24 correct?

25 MR. COTUNGNO: Right.

1
2 MR. JAUQUET: I'm going to drop my
3 concern.

4 CHAIRMAN McMAHON: Okay.

5 Lucy, how do you feel?

6 MS. CLARKE: I have to trust that
7 this man's word is true; you know,
8 that's what I have to trust.

9 MR. FARRELL: Appreciate it.

10 CHAIRMAN McMAHON: I'm going to
11 make a motion that we accept the
12 application as originally submitted.

13 Do I have a second for that?

14 MR. BURNS: Second.

15 CHAIRMAN McMAHON: All in favor?

16 MR. BURNS: Aye.

17 MR. JAUQUET: Aye.

18 CHAIRMAN McMAHON: Did you all
19 vote; I didn't hear?

20 MR. JAUQUET: I did.

21 MS. CLARKE: Aye.

22 CHAIRMAN McMAHON: Your vote?

23 MR. COTUNGNO: No.

24 CHAIRMAN McMAHON: No. Okay.

25 So we have four ayes and one no.

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Motion carries.

I'm -- unless anyone again has any new concerns or other issues, I'd like to make a motion.

ATTORNEY PROKOP: Your first motion is SEQRA, we need to adopt lead agency status, determine that it's an unlisted action for purposes of SEQRA, the approval of the application will not have a negative impact on one or more aspects of the environment.

CHAIRMAN McMAHON: I would so motion.

Do I have a second for that?

MR. JAUQUET: Second.

CHAIRMAN McMAHON: All in favor.

MR. JAUQUET: Aye.

MR. BURNS: Aye.

MR. COTUNGNO: Aye.

MS. CLARKE: Aye.

CHAIRMAN McMAHON: Motion carries.

And now I would like to make a motion that we approve the application as submitted. Do I have a second for

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that?

MS. CLARKE: Second.

CHAIRMAN McMAHON: All in favor.

MR. JAUQUET: Aye.

MR. BURNS: Aye.

MS. CLARKE: Aye.

MR. COTUNGNO: Aye.

CHAIRMAN McMAHON: Motion carries.

I believe that was the last thing
on the agenda.

MR. FARRELL: Thank you very much.
I really appreciate the time. You guys
are fantastic. Thank you.

CHAIRMAN McMAHON: Thank you very
much.

I think that's the last --

Excuse me.

Item Number 4. 201 Manor Place,
Eastern Long Island Hospital.

Motion to accept and motion to
approve the application for Site Plan
review for Eastern Long Island
Hospital.

Applicant John Condon has been

1
2 authorized to submit plans for a 66
3 foot seawall/curb on the east, south
4 and, west sides of the hospital.

5 The proposal also includes the
6 construction of a raised concrete
7 platform for a new electrical
8 generator, located in the rear service
9 area.

10 This property is not located
11 within the Historic District.

12 Suffolk County Tax Map number
13 1001-2-3-2.

14 I believe this was raised at the
15 Board of Trustees meeting; is that
16 correct, there was discussion as to
17 whether or not they were gonna take
18 lead agency status for SEQRA review?

19 ATTORNEY PROKOP: Yes. I don't
20 know that there is a decision yet. I'm
21 sorry.

22 There is a wetland's application
23 before the Board.

24 CHAIRMAN McMAHON: Okay.

25 ATTORNEY PROKOP: I think --

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2 CHAIRMAN McMAHON: If the SEQRA
3 review hasn't been completed, we can't
4 move forward with an approval.

5 ATTORNEY PROKOP: Let me see.

6 (Whereupon, Attorney Prokop makes
7 a phone call.)

8 CHAIRMAN McMAHON: With regard to
9 the actual application.

10 MS. CLARKE: Do we even entertain
11 an application to discuss it when there
12 is no one here as a representative to
13 that application?

14 CHAIRMAN McMAHON: If we have
15 questions for that, if we have issues
16 we need to raise with them, oftentimes
17 we'll push it back until there is
18 someone on the their behalf.

19 It's my understanding that they're
20 doing this as a safety measure to
21 flooding reasons in the back, and I
22 think there was concern along the
23 waterfront portion, there could be
24 environmental impact and I was told
25 that perhaps it had already moved

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forward and --

MS. CLARKE: The DEC would have to be involved in this, yes?

CHAIRMAN McMAHON: Yes, so there would, I mean, that would be a -- to me that's pretty clear --

MS. CLARKE: And the State possibly.

CHAIRMAN McMAHON: I think that would be something I certainly don't feel --

ATTORNEY PROKOP: So it's -- the first thing is that it's about half-built approximately. It's approximately one-third built.

MS. CLARKE: What?

ATTORNEY PROKOP: So the piece that has been built is the piece that is in the wetlands, so the Trustees will be looking at that.

I don't think we have to wait for the Trustees, I think we can act on it -- if we want, we can act on it. Of course it would be subject to the Board

1
2 of Trustees approving that portion
3 that's in the wetlands. I understand
4 the portion in the wetlands is about 30
5 feet of 1,000-foot wall, so it's a very
6 tiny piece of this wall.

7 My only comment is that there is
8 potential storm-water implications that
9 have been raised because there's a
10 question of if the wall actually causes
11 flooding because it directs storm
12 water, so I think that --

13 MS. CLARKE: Where is the DEC in
14 all this?

15 ATTORNEY PROKOP: The DEC just
16 wants us to do a proper environmental
17 review. I'm sorry, I think that they
18 require, they may have required DEC
19 approval, I'm not sure.

20 MS. CLARKE: Yes. Absolutely,
21 wetlands, absolutely.

22 ATTORNEY PROKOP: I think what we
23 should do is, we need, the problem is
24 we need the applicant here. I think we
25 need the applicant here to answer a

1
2 couple of questions, and I think what
3 we can do is table it to the work
4 session to act on at the work session.

5 CHAIRMAN McMAHON: I don't think
6 we could intelligently act on this
7 right now. The SEQRA review really
8 hasn't been completed, this could have
9 clear negative impact in the
10 environment, it could potentially cause
11 flooding. I don't think we can give a
12 blanket approval.

13 MS. CLARKE: There's a lot of
14 agencies involved.

15 CHAIRMAN McMAHON: So I make a
16 motion to table this until our next
17 meeting --

18 MS. CLARKE: Second.

19 CHAIRMAN McMAHON: Work session at
20 the end of this month.

21 Second.

22 All in favor?

23 MR. JAUQUET: Aye.

24 MR. BURNS: Aye.

25 MR. COTUNGNO: Aye.

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MS. CLARKE: Aye.

CHAIRMAN McMAHON: Motion carries.

I believe that is now the last
application.

Motion to adjourn.

MS. CLARKE: Second.

CHAIRMAN McMAHON: All in favor?

MR. JAUQUET: Aye.

MR. BURNS: Aye.

MR. COTUNGNO: Aye.

MS. CLARKE: Aye.

CHAIRMAN McMAHON: Motion carries.

Thank you very much.

(Time noted: 5:57 p.m.)

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C E R T I F I C A T E

I, STEPHANIE O'KEEFFE, a shorthand reporter and Notary Public within and for the State of New York, do hereby certify that the within is a true and accurate transcript of the proceedings taken on September 1, 2016.

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 1st day of September, 2016.



STEPHANIE O'KEEFFE

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