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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK
-----X
PLANNING BOARD
WORK SESSION
-----X

Third Street Firehouse
Greenport, New York

May 31, 2018
4:10 p.m.

- Before:
- MARY GIVEN - CHAIRWOMAN (absent)
 - JOHN COTUGNO - ACTING CHAIRMAN
 - BRADLEY BURNS - MEMBER
 - NOAH THOMAS - MEMBER
 - WALTER FOOTE - MEMBER

 - ROBERT CONNOLLY - VILLAGE ATTORNEY
 - PAUL J. PALLAS - VILLAGE ADMINISTRATOR
 - KRISTINA LINGG - BUILDING CLERK

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I N D E X

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ACTING CHAIRMAN COTUGNO: Good
afternoon. I am filling in because Lucy
isn't here.

MEMBER BURNS: I move that you take
it.

MEMBER THOMAS: Second.

ACTING CHAIRMAN COTUGNO: Welcome to
the May 31st Work Session of the Planning
Board Meeting. It is about 4:10.

Item number 1 is to accept the
minutes of the April 26, 2018 and May 3,
2018 Planning Board Meeting.

MEMBER BURNS: So moved.

MEMBER THOMAS: Aye.

MEMBER FOOTE: Aye.

ACTING CHAIRMAN COTUGNO: Item
number 2, motion to approve the minutes of
the March 29th, 2018 and April 5, 2018
Planning Board Meetings.

MEMBER BURNS: Second.

MEMBER THOMAS: Aye.

MEMBER FOOTE: Aye.

ACTING CHAIRMAN COTUGNO: Item
number 3, motion to schedule the Planning
Board Work Session meeting for 4:00 p.m. on

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June 28, 2018.

MEMBER THOMAS: Second.

ACTING CHAIRMAN COTUGNO: I won't be here, but I go along with that.

Motion to schedule the Planning Board Regular Session meeting for 4:00 p.m. on July 5, 2018.

MEMBER THOMAS: Second.

ACTING CHAIRMAN COTUGNO: All those in favor?

MEMBER BURNS: Aye.

MEMBER FOOTE: Aye.

ACTING CHAIRMAN COTUGNO: So Item number 5 is 104 Third Street, a pre-submission conference for the site plan review of Port 104 Inc. Represented by Keith Bavaro, owner. The application is for the approval of a permanent tent structure for the property located at 104 Third Street. The property is located in the WC (Waterfront Commercial) District. SCTM# 1001-5.-4-3.

MR. BAVARO: Hi. My name is Keith Bavaro from Port Waterfront Bar and Grill. 104 Third Street in the Village of

1 Greenport. We are asking permission for
2 the temporary awning tent at that location.

3 ACTING CHAIRMAN COTUGNO: It says
4 permanent. Didn't I read permanent
5 somewhere?

6 MR. BAVARO: Yeah. The structure
7 -- the awning itself will come down and be
8 stored at Mill's. They come and take it
9 every six months. But the actual framework
10 will be connected to the deck.

11 ACTING CHAIRMAN COTUGNO: This?

12 MR. BAVARO: Yes. And the
13 building. We are looking -- we have the
14 tent up, set up. And we want to attach it
15 to the reverse gable, which takes you in
16 and out of the building. We won't be able
17 to do it this season, but for next season
18 we want to be able to have coverage so the
19 staff and patrons can come in and out of
20 the building without weather kind of being
21 an issue and food protection.

22 ACTING CHAIRMAN COTUGNO: Is it for
23 this whole structure?

24 MR. BAVARO: That would be the tent
25 going around the perimeter. Yes.

1 ACTING CHAIRMAN COTUGNO: This is
2 the connection that you are talking about.

3 MR. BAVARO: That is correct.

4 ACTING CHAIRMAN COTUGNO: So I
5 understand they have an issue with building
6 coverage?

7 MR. PALLAS: There may be. We are
8 still researching it but the -- this -- for
9 your purposes it is just the tent for the
10 pre-submission conference. Once the other
11 issues are resolved then you will schedule
12 a hearing on just the tent as the change to
13 the site plan.

14 ACTING CHAIRMAN COTUGNO: I guess
15 when it comes back I wouldn't mind seeing
16 -- I hate to put you through the burden,
17 but some kind of rendering to see what it
18 is going to look like. Because it is
19 awfully big. It is almost 50 feet by 22
20 feet at some point. So that is definitely
21 making an impact on the aesthetics of the
22 environment. Even though I'm an architect
23 I that can't really figure out how it is
24 going to look.

25 MR. BAVARO: Okay.

1 MEMBER FOOTE: I would like to add
2 at this time that due to a conflict of
3 interest I am not going to weight in on
4 this matter.

5 ACTING CHAIRMAN COTUGNO: Anybody
6 else have anything to say about this
7 project?

8 MR. PALLAS: Just as a point of
9 information, the Village had approved the
10 tent as a temporary structure. And that --
11 so it physically exists if you want to take
12 a look at it. The only --

13 ACTING CHAIRMAN COTUGNO: It does
14 exist?

15 MR. PALLAS: It exists, the
16 temporary structure. It is not attached to
17 the building. That part couldn't be done
18 until this was done. They are permitted to
19 have it as a temporary structure. Which
20 means after 180 days it would have to be
21 taken down, including the frame. They have
22 now decided they want to make it -- you
23 know, leave the frame up. And that is why
24 they are here before you. That is really
25 the heart of the issue. So you can get a

1 look at it.

2 ACTING CHAIRMAN COTUGNO: Okay. so
3 it is up now.

4 MR. BAVARO: It is up. Yes.

5 ACTING CHAIRMAN COTUGNO: Then I
6 don't need a rendering. I must be blind
7 when I walk by there.

8 MR. BAVARO: Please come take a
9 look at it. So we'll come full circle?

10 MR. PALLAS: As I said, there are
11 some issues that are unrelated to what is
12 before you that we need to be resolved.
13 But we can't -- it wouldn't make sense for
14 you to approve it because of these other
15 issues. So we will work with the other
16 issues. Once they are resolved, however
17 they get resolved, then it will come back
18 to you to schedule a hearing. You will
19 have the hearing. And take a vote.

20 ACTING CHAIRMAN COTUGNO: Okay. So
21 that is all we have at this time.

22 MR. BAVARO: Understood. Thank
23 you.

24 ACTING CHAIRMAN COTUGNO: Thank
25 you.

1 MEMBER BURNS: Does this have to go
2 to the ZBA?

3 MR. PALLAS: It may have to. We
4 are researching that. It -- not for the
5 tent specifically. There may be other
6 ancillary things related to it.

7 MEMBER BURNS: So if we should
8 admit it --

9 MR. PALLAS: Again, this was just a
10 pre-submission. So we are not -- the
11 agenda was prepared with -- to schedule the
12 hearing. But we are going to pull that off
13 the agenda for next week. We won't
14 schedule the hearing. So it will be a
15 non-issue for you guys.

16 MEMBER BURNS: All we need to do is
17 accept it.

18 MR. PALLAS: This Board had not
19 gone through that, as a routine matter, to
20 accept applications. So we are --- I would
21 just --

22 MR. CONNOLLY: This is just a
23 pre-submission.

24 MR. PALLAS: Yes.

25 ACTING CHAIRMAN COTUGNO: So unless

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there is anything else to say, Item Number
6, Motion to adjourn.

MEMBER BURNS: Second.

(Time noted: 4:17 p.m.)

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

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary
Public within and for the State of New
York, do hereby certify:

That the within proceedings is a
true and accurate record of the
stenographic notes taken by me.

I further certify that I am not
related to any of the parties to this
action by blood or marriage; and that I am
not in any way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have here
unto set my hand.



Barbara D. Schultz