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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD
WORK SESSION

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Third Street Firehouse
Greenport, New York

April 26, 2018
4:01 p.m.

B E F O R E :

- MARY GIVEN - CHAIRWOMAN
- BRADLEY BURNS - MEMBER
- NOAH THOMAS - MEMBER
- WALTER FOOTE - MEMBER
- JOHN COTUNGO - MEMBER

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

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1 Work Session - 4-26-2018

2 CHAIRWOMAN GIVEN: Good evening.

3 We're going to commence the Planning

4 Board Work Session at 4:01 p.m.

5 Beginning with item number 1.

6 Motion to accept the minutes of the

7 March 29, 2018 and April 5, 2018

8 Planning Board meetings.

9 Do I have a second?

10 MR. THOMAS: Second.

11 CHAIRWOMAN GIVEN: All in favor?

12 MR. BURNS: Aye.

13 MR. THOMAS: Aye.

14 MR. COTUNGO: Aye.

15 CHAIRWOMAN GIVEN: Motion carried.

16 Item number 2. Motion to approve

17 the minutes of the February 22, 2018

18 and March 1, 2018 Planning Board

19 meetings.

20 Do I have a second?

21 MR. THOMAS: Second.

22 CHAIRWOMAN GIVEN: All those in

23 favor?

24 MR. BURNS: Aye.

25 MR. THOMAS: Aye.

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2 MR. COTUNGO: Aye.

3 CHAIRWOMAN GIVEN: Motion carried.

4 Item number 3. Motion to schedule
5 the Planning Board Work Session meeting
6 for 4:00 p.m., May 31, 2018.

7 Do I have a second?

8 MR. BURNS: Second.

9 CHAIRWOMAN GIVEN: All those in
10 favor?

11 MR. COTUNGO: Aye.

12 MR. BURNS: Aye.

13 MR. THOMAS: Aye.

14 CHAIRWOMAN GIVEN: Motion carried.

15 Item number 4. Motion to schedule
16 the Planning Board Regular Session
17 meeting for 4:00 p.m., June 7, 2018.

18 Do I have a second?

19 MR. BURNS: Second.

20 CHAIRWOMAN GIVEN: All those in
21 favor?

22 MR. BURNS: Aye.

23 MR. THOMAS: Aye.

24 MR. COTUNGO: Aye.

25 CHAIRWOMAN GIVEN: Motion carried.

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2 Item number 5. 409 Main Street.

3 A pre-submission conference for
4 the site plan review of J&J Impact
5 Hospitality LLC, represented by Brooke
6 Epperson. The application is for the
7 approval of a conversion from a vacant
8 commercial space to a restaurant for
9 the property located at 409 Main
10 Street. The property is located in the
11 Commercial Retail District. The
12 property is located in the Historic
13 District.

14 The application for the sign will
15 be before the Historic Preservation
16 Commission on May 7, 2018.

17 The property is designated Suffolk
18 County tax map number 10001-4-7-12.

19 Would the applicant or the agent
20 for the applicant care to take the
21 podium?

22 Do you wish to say anything or do
23 the Board members have any questions,
24 concerns?

25 Where are your plans?

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2 MR. COTUNGO: I forgot them.

3 CHAIRWOMAN GIVEN: We'll share.

4 MR. COTUNGO: I looked at them.

5 CHAIRWOMAN GIVEN: And?

6 MR. COTUNGO: I have nothing.

7 (Mr. Foote arrives.)

8 CHAIRWOMAN GIVEN: Do you want to
9 make your comments, Paul?

10 MR. PALLAS: Yeah.

11 The review of the plans, couple of
12 items.

13 One, as far as parking goes,
14 because it's a pre-existing building
15 prior to, I forgot the date, but
16 there's no parking requirement for
17 this.

18 We have already spoken to the
19 applicant regarding the fire
20 suppression system that's required.
21 It's a permit issue, but I wanted you
22 to be aware of it.

23 The current plans show a single
24 ADA bathroom, we believe it needs two.
25 We're in discussion with the architect

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2 about that.

3 There is no indication of how
4 trash is being handled on the site
5 plan, so we asked them to address that
6 as well in time for this hearing.

7 Another item we have is we
8 reviewed the documents of the
9 environmental protection form, part two
10 was filled out by them, it's reserved
11 for the Village to fill that out. We
12 just need you to resubmit that and
13 leave that blank.

14 MS. EPPERSON: Okay. Will do.

15 CHAIRWOMAN GIVEN: Thank you,
16 Paul.

17 Walter, did you have a question?

18 MR. FOOTE: No.

19 CHAIRWOMAN GIVEN: Noah?

20 MR. THOMAS: No.

21 CHAIRWOMAN GIVEN: Ben?

22 MR. BURNS: I was wondering if
23 there's enough space for all the people
24 you expect to get there. Does that
25 work out?

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2 MR. PALLAS: We are reviewing
3 that. That's one item we haven't
4 finished reviewing, the occupancy.
5 Once we're finished reviewing that,
6 we'll discuss what the occupancy should
7 be or the maximum allowed and whether
8 or not they meet that requirement.
9 We'll have that information for you in
10 time for the hearing.

11 MR. COTUNGO: Mostly all the
12 issues are permit issues, like you
13 said, building code issues. The second
14 toilet, I guess they'll lose space when
15 they put in the second ADA bathroom.

16 MR. PALLAS: Right, it will change
17 the occupancy.

18 MR. COTUNGO: It's all permit
19 issues.

20 MS. EPPERSON: I do want to say
21 that we will be doing two-hour fire
22 rated assembly between the residential
23 above the building and the restaurant
24 and we will be adding fire suppression
25 over the cooking areas.

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2 CHAIRWOMAN GIVEN: So then it's
3 pretty much what Paul has pointed out,
4 the concerns that he has that need to
5 be addressed and --

6 MS. EPPERSON: Yes. We have
7 already started looking into a few of
8 the things that he already spoke with
9 us about, and we will gladly work with
10 everyone to get everything up to par
11 with the codes.

12 And it does look like two
13 bathrooms might be needed, we've
14 already discussed that with him, and
15 we're looking into that one as well.

16 MR. COTUNGO: What are you gonna
17 use the basement for?

18 MS. EPPERSON: Dry storage and
19 mechanicals.

20 CHAIRWOMAN GIVEN: It's on the
21 plan.

22 MR. COTUNGO: It's a Board of
23 Health issue, but do you know where
24 you're gonna put the garbage and stuff
25 like that?

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2 CHAIRWOMAN GIVEN: He mentioned
3 that.

4 MR. PALLAS: I mentioned that as
5 one of my comments.

6 MR. COTUNGO: It's also a Board of
7 Health issue, the employee changing
8 area, stuff like that.

9 MS. EPPERSON: Right.

10 MR. COTUNGO: Again, those are not
11 really our purview, but you should
12 definitely be thinking about that.

13 CHAIRWOMAN GIVEN: Here's where
14 the (inaudible) on the plan, it's got
15 it on there.

16 MR. COTUNGO: Okay.

17 CHAIRWOMAN GIVEN: Just to let you
18 know.

19 Okay, so I don't think that we
20 have any further comment on this site
21 plan at this time. They can make the
22 change and corrections.

23 MS. EPPERSON: Yes.

24 CHAIRWOMAN GIVEN: Okay, great.

25 Thank you.

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2 MS. EPPERSON: Thank you.

3 (Chairwoman and Mr. Cotungo spoke
4 quietly.)

5 MR. PALLAS: Speak up.

6 CHAIRWOMAN GIVEN: Sorry. Oh, my
7 goodness. He said -- he was asking if
8 it was going before the Historic
9 Preservation and I said that it was for
10 a sign on May 7th. I was just
11 clarifying that point for him.\

12 Item number 6. 449 Main Street.

13 A pre-submission conference for
14 the site plan review of North Fork
15 Health & Wellness Boutique, represented
16 by Patricia Liantonio.

17 The application is for the
18 approval of adding an additional use of
19 a treatment room to the current retail
20 use for the property located at 449
21 Main Street.

22 The property is located in the
23 Commercial Retail District. The
24 property is located in the Historic
25 District.

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2 The application for the sign will
3 be heard before the Historic
4 Preservation Commission on May 7, 2018.

5 It's designated Suffolk County tax
6 map 1001-4-7-12.

7 And Patricia is here, and if you
8 would like to stand and state your name
9 and address for the record, please.

10 MS. LIANTONIO: Patricia
11 Liantonio. The address -- Lucy, of the
12 new place?

13 CHAIRWOMAN GIVEN: No. Where you
14 reside.

15 MS. LIANTONIO: 210 Maple Avenue,
16 Southold, New York 11971.

17 CHAIRWOMAN GIVEN: Thank you.

18 Do you want to bring your comments
19 to light?

20 MR. PALLAS: The only -- this is a
21 permitted use. It was existing retail,
22 most of the space will still be used as
23 retail, so it's before this Board for
24 the additional use of the treatment
25 room.

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2 There's no structural, no
3 alterations of any kind, as I have been
4 told. Also, there's no architect or
5 drawings or anything required. There
6 will be no building permit issued for
7 the project.

8 CHAIRWOMAN GIVEN: Okay.

9 MR. PALLAS: Purely is for your
10 approval for use.

11 CHAIRWOMAN GIVEN: Okay.

12 MR. PALLAS: I'm sorry, for the
13 site plan with the additional use.

14 CHAIRWOMAN GIVEN: So that gets
15 done after.

16 MR. PALLAS: Correct. That would
17 be after a public hearing.

18 MS. LIANTONIO: There were two
19 people that did a site inspection last
20 week.

21 MR. PALLAS: Yes.

22 CHAIRWOMAN GIVEN: Okay.

23 Now, you did say there was going
24 to be a building permit needed?

25 MR. PALLAS: There will not be.

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2 CHAIRWOMAN GIVEN: There will not
3 be, so this application has nothing
4 checked on it, that's accurate?

5 MR. PALLAS: That is correct.

6 CHAIRWOMAN GIVEN: Thank you.
7 Okay.

8 Walter, any questions?

9 MR. FOOTE: Yes.

10 I couldn't tell by the drawings,
11 is it two floors?

12 MS. LIANTONIO: One floor for my
13 occupancy and Murray Building is above
14 me. That's separate, the second floor
15 is separate.

16 MR. FOOTE: Because there's a
17 staircase in the drawing.

18 MS. LIANTONIO: That's Murray
19 Builders.

20 MR. FOOTE: Okay.

21 You're actually just retail, just
22 a room for retail, another room for
23 retail and then a third room for
24 retail?

25 MS. LIANTONIO: Three rooms for
Flynn Stenography & Transcription Service
(631) 727-1107

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2 retail and one room for treatment, like
3 a sitting room.

4 MR. FOOTE: What is the retail;
5 what are you selling?

6 MS. LIANTONIO: There is wellness
7 products, organic wellness products,
8 organic skin care products, organic
9 teas and boutique items for home as
10 well as personal items like handbags
11 and clothing.

12 MR. FOOTE: The treatment room, is
13 that like massage treatment?

14 MS. LIANTONIO: Right. Medical
15 massage, Thai massage and there's going
16 to be organic skin care.

17 MR. FOOTE: Thank you.

18 CHAIRWOMAN GIVEN: Noah?

19 MR. THOMAS: Nothing.

20 CHAIRWOMAN GIVEN: John?

21 MR. COTUNGO: No.

22 CHAIRWOMAN GIVEN: Ben?

23 MR. BURNS: No.

24 CHAIRWOMAN GIVEN: Okay. Thank
25 you.

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So moving right along.

MR. BURNS: Is there to be a hearing on this one?

CHAIRWOMAN GIVEN: There will be, we'll schedule that at our next meeting.

Item number 7. Motion to adjourn.

Do I have a second?

MR. COTUNGO: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. BURNS: Aye.

MR. THOMAS: Aye.

MR. COTUNGO: Aye.

MR. FOOTE: Aye.

CHAIRWOMAN GIVEN: All right. We're adjourned at 5:12.

Thank you.

(Time noted: 4:12 p.m.)

