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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

June 28, 2018
4:05 p.m.

- B E F O R E:
- MARY GIVEN - CHAIRWOMAN
 - BRADLEY BURNS - MEMBER
 - NOAH THOMAS - MEMBER
 - WALTER FOOTE - MEMBER (absent)
 - JOHN COTUNGO - MEMBER (absent)
 - ROBERT CONNOLLY - VILLAGE ATTORNEY
 - KRISTINA LINGG - BUILDING CLERK
 - PAUL PALLAS - VILLAGE ADMINISTRATOR

1 REGULAR SESSION - 6-28-2018

2 CHAIRWOMAN GIVEN: We're going to
3 open the June 28, 2018 Planning Board
4 Work Session at 4:05.

5 Item number 1, motion to accept
6 the minutes of the May 31, 2018 and
7 June 7, 2018 Planning Board meetings.

8 Do I have a second?

9 MR. THOMAS: Second.

10 CHAIRWOMAN GIVEN: All those in
11 favor?

12 MR. BURNS: Aye.

13 MR. THOMAS: Aye.

14 CHAIRWOMAN GIVEN: Motion carried.

15 Item Number 2, motion the approve
16 the minutes of the April 26, 2018 and
17 May 3, 2018 Planning Board meetings.

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 CHAIRWOMAN GIVEN: Motion carries.

25 Item Number 3, motion the schedule

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1 the Planning Board Work Session meeting
2 for 4:00 p.m. on July 26, 2018.

3 Do I have a second?

4 MR. THOMAS: Second.

5 CHAIRWOMAN GIVEN: All those in
6 favor?

7 MR. BURNS: Aye.

8 MR. THOMAS: Aye.

9 CHAIRWOMAN GIVEN: Motion carries.

10 Item Number 4, motion the schedule
11 the Planning Board Regular Session
12 meeting for 4:00 p.m. on August 2,
13 2018.

14 Do I have the second?

15 MR. BURNS: Second.

16 CHAIRWOMAN GIVEN: All those in
17 favor?

18 MR. BURNS: Aye.

19 MR. THOMAS: Aye.

20 CHAIRWOMAN GIVEN: Motion carries.

21 Item Number 5, 411 First Street.

22 Discussion on the site plan review
23 of Kirk Services, LLC., represented by
24 David Murray.
25

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2 The application is for the
3 approval of a conversion from a
4 residential use to a permitted
5 commercial use for the property located
6 at 411 First Street.

7 The property is located in the
8 Commercial Retail District.

9 It's designated Suffolk County Tax
10 Map number 1001-4.-6-35.

11 I make a motion that this be
12 tabled until our next meeting on July 5
13 when we have a full board for the
14 discussion.

15 Do I have the second?

16 MR. BURNS: Second.

17 CHAIRWOMAN GIVEN: All those in
18 favor?

19 MR. BURNS: Aye.

20 MR. THOMAS: Aye.

21 CHAIRWOMAN GIVEN: Motion carries.

22 Item Number 6, 449 Main Street
23 Discussion on the site plan review
24 of North Fork Health and Wellness
25 Boutique, represented by Patricia

Flynn Stenography & Transcription Service
(631) 727-1107

1 REGULAR SESSION - 6-28-2018

2 Liantonio.

3 The application is for the
4 approval of an additional use of a
5 treatment room to the current retail
6 use, for the property located at 449
7 Main Street.

8 The property is located in the
9 Commercial Retail District. The
10 property is also located in the
11 Historic District.

12 Designated Suffolk County Tax Map
13 Number 1001-4-7-18.

14 Do any members have any points
15 that we haven't discussed on this
16 application, or do we want to move
17 forward on the vote?

18 MR. THOMAS: I'm good.

19 CHAIRWOMAN GIVEN: It's a minor
20 change.

21 Do I have a motion the approve
22 this? Ben?

23 MR. BURNS: So moved.

24 CHAIRWOMAN GIVEN: Do I have a
25 second?

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2 MR. THOMAS: Second.

3 CHAIRWOMAN GIVEN: All those in
4 favor?

5 MR. BURNS: Aye.

6 MR. THOMAS: Aye.

7 CHAIRWOMAN GIVEN: Motion carries.

8 Item Number 7, 409 Main Street.

9 Discussion on the site plan review
10 of J&J Impact Hospitality LLC.,
11 represented by Brooke Epperson.

12 The application is for the
13 approval of a conversion from a vacant
14 commercial space to a restaurant for
15 the property located at 409 Main
16 Street.

17 The property is located in the
18 Commercial Retail District. The
19 property is also located in the
20 Historic District.

21 It's designated Suffolk County Tax
22 Map number 1001-4-7-12.

23 Any points?

24 MR. PALLAS: Just one item, two
25 items rather. I apologize, I wasn't in

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1 attendance at the last meeting when
2 this issue came up.

3
4 There are two issue that I found
5 when I reviewed the minutes, and one
6 was the handicap accessibility to the
7 building itself.

8 There was some representation made
9 that it was approved by Village staff.
10 It was not approved or denied.

11 We have no drawings that show how
12 the ramp would be installed, how it
13 would be, where it would fall in terms
14 of property line, whether it would
15 encroach on Village property or not; so
16 we need to have those drawings so we
17 can say that it fits the building or
18 does not fit the building, fits the
19 code or does not fit the code. We did
20 receive the specifications of the ramp
21 but not incorporating it into the
22 drawing itself.

23 The other point that was brought
24 up quite extensively was the handling
25 of the trash. I believe the applicant

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2 stated at the meeting that the garbage
3 cans would be brought in and out. The
4 question was raised as to weather the
5 Health Department approved it, they
6 stated it was. It's merely a
7 recommendation, approvals aren't given
8 until they see something in writing
9 from the applicant from the Health
10 Department. That's a suggestion as
11 opposed to, you know.

12 Those are the two issues I have
13 right now.

14 CHAIRWOMAN GIVEN: I have a note
15 here about a new SEAF to be submitted
16 under that. Short Environmental
17 Assessment Form.

18 MR. PALLAS: I didn't notice that
19 in the minutes but --

20 CHAIRWOMAN GIVEN: Yeah, it was.
21 I believe --

22 MR. PALLAS: I can certainly ask
23 them to resubmit that.

24 CHAIRWOMAN GIVEN: I do have that.

25 MR. PALLAS: Sure. I'll take care

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1 of that.

2
3 MR. CONNOLLY: You can accept
4 material into the record at the next
5 meeting. You may have the ask the
6 Board to reopen the public hearing to
7 accept materials, but you can only do
8 that by unanimous vote of the Board.

9 CHAIRWOMAN GIVEN: So I'm going to
10 make a motion to table this item until
11 our next meeting on July 5.

12 Do I have a second?

13 MR. BURNS: Second.

14 CHAIRWOMAN GIVEN: All those in
15 favor?

16 MR. BURNS: Aye.

17 MR. THOMAS: Aye.

18 CHAIRWOMAN GIVEN: Motion carries.

19 Item Number 8, motion the adjourn
20 at 4:11.

21 Do I have a second?

22 MR. THOMAS: Second.

23 CHAIRWOMAN GIVEN: All those in
24 favor?

25 MR. BURNS: Aye.

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MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carried.

(Time noted: 4:11 p.m.)

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<p>CHAIRWOMAN GIVEN: [23] MR. BURNS: [13] MR. CONNOLLY: [1] 9/2 MR. PALLAS: [4] 6/23 8/17 8/21 8/24 MR. THOMAS: [13]</p>	<p>application [4] 4/2 5/3 5/16 6/12 approval [3] 4/3 5/4 6/13 approvals [1] 8/7 approve [2] 2/15 5/21 approved [3] 7/9 7/10 8/5 April [1] 2/16 April 26 [1] 2/16 are [2] 7/4 8/12 aren't [1] 8/7 as [2] 8/4 8/10 ask [2] 8/22 9/5 Assessment [1] 8/17 attendance [1] 7/2 ATTORNEY [1] 1/18 August [1] 3/13 August 2 [1] 3/13 Aye [16]</p>	<p>D David [1] 3/25 day [1] 11/16 denied [1] 7/10 Department [2] 8/5 8/10 designated [3] 4/9 5/12 6/21 did [1] 7/19 didn't [1] 8/18 discussed [1] 5/15 discussion [4] 3/23 4/14 4/23 6/9 District [5] 4/8 5/9 5/11 6/18 6/20 do [14] does [2] 7/18 7/19 drawing [1] 7/22 drawings [2] 7/11 7/16</p>
<p>- -----x [2] 1/3 1/6</p>		
<p>1 1001-4-7-12 [1] 6/22 1001-4-7-18 [1] 5/13 1001-4.-6-35 [1] 4/10 12 [1] 6/22 18 [1] 5/13</p>		
<p>2 2018 [10] 1/8 2/3 2/6 2/7 2/16 2/17 3/3 3/14 11/10 11/16 26 [2] 2/16 3/3 28 [3] 1/8 2/3 11/10 28th [1] 11/16</p>	<p>B be [5] 4/11 7/12 7/13 8/3 8/15 believe [2] 7/25 8/21 Ben [1] 5/22 blood [1] 11/12 board [9] 1/4 2/3 2/7 2/17 3/2 3/12 4/13 9/6 9/8 Boutique [1] 4/25 BRADLEY [1] 1/13 Brooke [1] 6/11 brought [2] 7/23 8/3 building [4] 1/19 7/7 7/17 7/18 BURNS [1] 1/13</p>	<p>E encroach [1] 7/15 Environmental [1] 8/16 Epperson [1] 6/11 extensively [1] 7/24</p>
<p>3 31 [1] 2/6 35 [1] 4/10</p>		
<p>4 409 [2] 6/8 6/15 411 [2] 3/22 4/6 449 [2] 4/22 5/6 4:00 [2] 3/3 3/13 4:05 [2] 1/9 2/4 4:11 [2] 9/20 10/4</p>	<p>C came [1] 7/3 can [4] 7/17 8/22 9/3 9/7 cans [1] 8/3 care [1] 8/25 carried [2] 2/14 10/3 carries [6] 2/24 3/10 3/21 4/21 6/7 9/18 certainly [1] 8/22 certify [2] 11/8 11/11 CHAIRWOMAN [1] 1/12 change [1] 5/20 CLERK [1] 1/19 code [2] 7/19 7/19 commercial [5] 4/5 4/8 5/9 6/14 6/18 CONNOLLY [1] 1/18 conversion [2] 4/3 6/13 COTUNGO [1] 1/16 COUNTY [5] 1/3 4/9 5/12 6/21 11/4 current [1] 5/5</p>	<p>F fall [1] 7/13 favor [8] 2/11 2/21 3/7 3/18 4/18 6/4 9/15 9/24 Firehouse [1] 1/7 First [2] 3/22 4/6 fit [2] 7/18 7/19 fits [2] 7/17 7/18 FOOTE [1] 1/15 Fork [1] 4/24 Form [1] 8/17 forward [1] 5/17 found [1] 7/4 full [1] 4/13 further [1] 11/11</p>
<p>A about [1] 8/15 absent [2] 1/15 1/16 accept [3] 2/5 9/3 9/7 accessibility [1] 7/6 accurate [1] 11/9 action [1] 11/12 additional [1] 5/4 adjourn [1] 9/19 ADMINISTRATOR [1] 1/20 All [8] 2/10 2/20 3/6 3/17 4/17 6/3 9/14 9/23 also [2] 5/10 6/19 am [2] 11/11 11/13 any [4] 5/14 5/14 6/23 11/12 apologize [1] 6/25 applicant [2] 7/25 8/9</p>		<p>G garbage [1] 8/2 given [2] 1/12 8/7 going [2] 2/2 9/9 good [1] 5/18 GREENPORT [2] 1/2 1/7</p> <p>H hand [1] 11/16 handicap [1] 7/6 handling [1] 7/24 have [18] haven't [1] 5/15 Health [3] 4/24 8/5 8/9 hearing [1] 9/6</p>

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