

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

-----x

PLANNING BOARD
WORK SESSION

-----x

Third Street Firehouse
Greenport, New York

July 27, 2017
4:08 p.m.

B E F O R E:

- DEVIN McMAHON - CHAIRMAN (absent)
- MARY GIVEN - ACTING CHAIRWOMAN
- BRADLEY BURNS - MEMBER
- NOAH THOMAS - MEMBER
- JOHN COTUNGO - MEMBER

- ROBERT CONNOLLY - VILLAGE ATTORNEY
- GLYNIS BERRY - PLANNING BOARD CONSULTANT
- EILEEN WINGATE - BUILDING INSPECTOR
- KRISTINA LINGG - BUILDING CLERK

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INDEX

ITEM	DESCRIPTION	PAGE
1	19 Front Street	3
2	111 Main Street	8
3	314 Main Street	10

1 Proceedings - 7-27-2017

2 ACTING CHAIRWOMAN GIVEN: This is
3 the July 27, 2017 Planning Board Work
4 Session, and it is 5:09.

5 MR. COTUNGO: 4:09.

6 ACTING CHAIRWOMAN GIVEN: Sorry,
7 4:09.

8 Item number 1, 19 Front Street.

9 Motion to accept the use
10 evaluation application of Madison
11 Fender. The applicant is proposing to
12 open a retail cooperative art studio
13 located at 19 Front Street.

14 This property is located in the
15 Waterfront Commercial District. This
16 property is not located in the Historic
17 District.

18 Suffolk County Tax Map number
19 1001-5-4-29.

20 Is there anyone here on behalf of
21 the applicant?

22 MS. HOBLIN: Yes.

23 ACTING CHAIRWOMAN GIVEN: Approach
24 the podium.

25 MS. HOBLIN: Hi, I'm Kara Hoblin

1 Proceedings - 7-27-2017

2 and this is Madison Fender and Jeremy
3 Garretson.

4 We are here to vote, I guess, on
5 if we can have our studio collective,
6 arts collective in that space.

7 ACTING CHAIRWOMAN GIVEN:: Okay.

8 Does anyone on the Board have any
9 discussion or conversation you would
10 like to have about this application?

11 (No response.)

12 No one.

13 MR. COTUNGO: I understand it's
14 for a maximum of six months?

15 MS. HOBLIN: Yes.

16 MS. BERRY: I have a question. I
17 have a comment.

18 MS. HOBLIN: Sure.

19 MS. BERRY: I think it needs, if
20 you approve it, it needs to be
21 contingent on the occupancy of 49.

22 ACTING CHAIRWOMAN GIVEN: I'm
23 sorry, I can't hear you, Glynis.

24 MS. BERRY: We need to limit the
25 occupancy to 49.

1 Proceedings - 7-27-2017

2 ACTING CHAIRWOMAN GIVEN:: Anythin
3 g else?

4 MR. COTUNGO: There is a maximum
5 number of occupants.

6 MS. BERRY: Right, because of the
7 door swing.

8 MR. COTUNGO: So you should be
9 advised that there is a maximum number
10 of occupants you can have in that
11 space, so I don't know if you're
12 planning any parties or openings or
13 whatever, but 49 is the maximum.

14 MS. HOBLIN: There is only six
15 people in the collective, six artists.

16 MR. COTUNGO: No. How about the
17 customers? If you have a party, if
18 you're having an opening or --

19 ACTING CHAIRWOMAN GIVEN: At one
20 time, the maximum number of people
21 allowed in that space is 49.

22 MR. GARRETSON: Probably for the
23 fire code.

24 MS. HOBLIN: Sure, yeah, great.

25 ACTING CHAIRWOMAN GIVEN: I was

1 Proceedings - 7-27-2017

2 wondering what kind of activities
3 you're doing.

4 MS. HOBLIN: We're just going to
5 be creating our work, so we're gonna
6 use the space as a studio, so he is a
7 photographer, she is a photographer,
8 Kelly Frank is a charcoal artist, I do
9 a lot of chalk work, but I also do a
10 lot of pen and ink illustration.

11 I mean I have a lot of clients
12 that are maritime related as well. I
13 work with Cornell Back to the Bays and
14 do a lot of artwork for them, if you're
15 interested in the more nautical aspect
16 of it, we also brought some photos, if
17 you wanted to see some of the work that
18 we do.

19 MR. GARRETSON: Were you
20 interested in seeing some of the work?

21 MS. BERRY: After the meeting.

22 ACTING CHAIRWOMAN GIVEN:: Yeah,
23 if that's acceptable, thank you.

24 ACTING CHAIRWOMAN GIVEN: Ben, any
25 comments?

1 Proceedings - 7-27-2017

2 MR. BURNS: No.

3 ACTING CHAIRWOMAN GIVEN: John,
4 anything further?

5 MR. COTUNGO: No.

6 ACTING CHAIRWOMAN GIVEN: Noah?

7 MR. THOMAS: No.

8 ACTING CHAIRWOMAN GIVEN: Can I
9 make a motion to accept and approve it
10 in one motion?

11 ATTORNEY CONNOLLY: Yes.

12 ACTING CHAIRWOMAN GIVEN: I make a
13 motion to accept and approve the use
14 evaluation application of Madison
15 Fender as submitted for a maximum of
16 six months noting that there is a limit
17 on the occupancy at any one time of 49
18 persons.

19 Do I have a second?

20 MR. COTUNGO: Second.

21 ACTING CHAIRWOMAN GIVEN: All in
22 favor?

23 MR. BURNS: Aye.

24 MR. THOMAS: Aye.

25 MR. COTUNGO: Aye.

1 Proceedings - 7-27-2017

2 ACTING CHAIRWOMAN GIVEN: Motion
3 carried.

4 MS. HOBLIN: Thank you.

5 ACTING CHAIRWOMAN GIVEN:: Item
6 number 2, I do not see anyone in
7 attendance on it, Jacqueline Tuthill
8 Sarkis.

9 MS. WINGATE: I can tell you that
10 the Historic Board did not have a
11 problem with the signage.

12 MS. LINGG: For both of these
13 applications.

14 ACTING CHAIRWOMAN GIVEN:: Do you
15 want to proceed with it?

16 MR. COTUNGO: Sure.

17 ACTING CHAIRWOMAN GIVEN: Item
18 number 2, 111 Main Street.

19 Discussion and possible motion on
20 the use evaluation application and the
21 signage application of Jacqueline
22 Tuthill Sarkis, represented by Janice
23 Claudio.

24 The applicant is proposing to
25 reopen the gift shop located at 111

1 Proceedings - 7-27-2017

2 Main Street under a new name with
3 similar merchandise.

4 The signage application was
5 approved by the HPC on July 10, 2017.
6 This property is located in the
7 Commercial Retail District and Historic
8 District as well.

9 Suffolk County Tax Map number
10 1001-5-4-38.1.

11 As I said, I don't see anybody
12 here on behalf of the applicant.

13 Does anyone have any comments,
14 concerns, discussion?

15 MR. COTUNGO: No, it seems simple
16 enough.

17 ACTING CHAIRWOMAN GIVEN: Ben?

18 MR. BURNS: I move we accept it.

19 ACTING CHAIRWOMAN GIVEN: Second.

20 MS. LINGG: You've already
21 accepted it.

22 MS. WINGATE: You did accept it.

23 MS. LINGG: You're approving it.

24 ACTING CHAIRWOMAN GIVEN: I make a
25 motion that the application as

Proceedings - 7-27-2017

submitted be approved.

Do I have a second?

MR. THOMAS: Second.

ACTING CHAIRWOMAN GIVEN: All in favor?

MR. BURNS: Aye.

MR. COTUNGO: Aye.

MR. THOMAS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion carried.

Item number 3, 314 Main Street.

Discussion and possible motion on the signage application for the Gallery Bar located at 314 Main Street, represented by James Bennett, Agent.

This application was approved by the HPC on July 10, 2017. This property is located in the Commercial Retail District. This property is located in the Historic District.

Suffolk County Tax Map number 1001-4-7-27.

I do not see Mr. Bennett in attendance.

1 Proceedings - 7-27-2017

2 Is there any discussion on the
3 sign application for the Gallery Bar?

4 MR. COTUNGO: No.

5 MR. BURNS: No. I move we/PH*EUF
6 accept it.

7 ACTING CHAIRWOMAN GIVEN: Everyone
8 sees it, they're good with it?

9 Ben?

10 MR. BURNS: I motion we accept it.

11 ACTING CHAIRWOMAN GIVEN: Motion
12 to accept and approve the application
13 as submitted.

14 Do I have a second?

15 MR. THOMAS: Second.

16 ACTING CHAIRWOMAN GIVEN: All in
17 favor?

18 MR. COTUNGO: Aye.

19 MR. BURNS: Aye.

20 MR. THOMAS: Aye.

21 ACTING CHAIRWOMAN GIVEN: Motion
22 carried.

23 Item number 4, motion to accept
24 the minutes of the June 29, 2017 and
25 July 6, 2017 Planning Board meetings.

1 Proceedings - 7-27-2017

2 MR. THOMAS: Second.

3 ACTING CHAIRWOMAN GIVEN: All in
4 favor?

5 MR. COTUNGO: Aye.

6 MR. BURNS: Aye.

7 MR. THOMAS: Aye.

8 ACTING CHAIRWOMAN GIVEN: Motion
9 carried.

10 Item number 5, motion to approve
11 the minutes of the May 26, 2017
12 Planning Board meeting.

13 Do I have a second?

14 MR. THOMAS: Second.

15 ACTING CHAIRWOMAN GIVEN: All in
16 favor?

17 MR. COTUNGO: Aye.

18 MR. BURNS: Aye.

19 MR. THOMAS: Aye.

20 ACTING CHAIRWOMAN GIVEN: Motion
21 carried.

22 Item number 6, motion to schedule
23 the Planning Board Work Session for
24 4:00 p.m. on September 28, 2017.

25 Do I have a second?

1 Proceedings - 7-27-2017

2 MR. THOMAS: Second.

3 ACTING CHAIRWOMAN GIVEN: All in
4 favor?

5 MR. BURNS: Aye.

6 MR. THOMAS: Aye.

7 MR. COTUNGO: Aye.

8 ACTING CHAIRWOMAN GIVEN: Motion
9 carried.

10 Item number 7, motion to schedule
11 the Planning Board Regular Session for
12 4:00 p.m. on October 5, 2017.

13 Do I have a second?

14 MR. COTUNGO: Second.

15 ACTING CHAIRWOMAN GIVEN: All in
16 favor?

17 MR. COTUNGO: Aye.

18 MR. THOMAS: Aye.

19 MR. BURNS: Aye.

20 ACTING CHAIRWOMAN GIVEN: Motion
21 carried.

22 Item number 8.

23 MS. WINGATE: Before you adjourn,
24 you have no new business for next week,
25 if you would like to cancel that

1 Proceedings - 7-27-2017

2 meeting, now is your chance.

3 ACTING CHAIRWOMAN GIVEN: I don't
4 think we set it, have we?

5 MR. COTUNGO: Yeah, we scheduled
6 for next week, but I can't be here. If
7 there is nothing on the agenda --

8 MS. BERRY: There is a project
9 being --

10 MS. WINGATE: 222 Manor Place?

11 MS. BERRY: Yes.

12 Have they seen it?

13 ACTING CHAIRWOMAN GIVEN: The
14 medical building?

15 MS. BERRY: Right.

16 ACTING CHAIRWOMAN GIVEN: We have.

17 MS. BERRY: So it needs to go to
18 the Zoning Board of Appeals, but one of
19 the issues is parking, and it falls
20 into the same issue where the required
21 parking is 12 more than what they're
22 proposing. So are you going to make
23 any recommendations to the Zoning Board
24 that it be your matter so that you can
25 charge for those extra spaces or are

Proceedings - 7-27-2017

1 you going to have the same situation
2
3 where it's approved because part of the
4 regulations includes an option that up
5 to 20 spaces can be purchased?

6 ACTING CHAIRWOMAN GIVEN:: Yes.

7 Wouldn't that be discussed on the
8 day when it's on our agenda?

9 MS. BERRY: I guess what the issue
10 is, communication with the Zoning Board
11 of Appeals, because it will be the same
12 situation you had before.

13 ACTING CHAIRWOMAN GIVEN:: Have we
14 already referred it to the ZBA?

15 MS. WINGATE: I think you have
16 time because the ZBA will hear it in
17 August and will schedule a public
18 hearing in September, so at your next
19 Work Session you should be thinking
20 about, it amounts to 12 spaces.

21 Is that right?

22 MS. BERRY: Um-hum.

23 MR. COTUNGO: Out of what?

24 MS. WINGATE: 12 spaces above what
25 they have provided.

1 Proceedings - 7-27-2017

2 MR. COTUNGO: What are they
3 providing?

4 MS. WINGATE: They have provided
5 15.

6 MR. COTUNGO: 15.

7 ACTING CHAIRWOMAN GIVEN: On the
8 street?

9 MS. WINGATE: No, in rear yard, it
10 maxed out the parking lot in the rear
11 yard, so they're 12 shy of the
12 occupancy that they're asking for, and
13 at \$2,500 per space, it's a significant
14 amount, we don't want -- I think we
15 want the Zoning Board to play it out
16 and at some point we have to --

17 ACTING CHAIRWOMAN GIVEN:: We
18 don't want what happened with that
19 other spot to repeat itself; is that
20 your point?

21 MS. WINGATE: Yes.

22 ACTING CHAIRWOMAN GIVEN: Duly
23 noted.

24 ATTORNEY CONNOLLY: Did they apply
25 for a variance?

1 Proceedings - 7-27-2017

2 MS. WINGATE: We're working on it,
3 but it's not a firm application and
4 everything is still moving.

5 MR. COTUNGO: My suggestion to the
6 Zoning Board is they should have a
7 study done for parking in the area,
8 available parking, and parking at the
9 hospital and see where they can borrow
10 spaces from, it's a possibility.

11 Is there a big lot across the
12 street?

13 ACTING CHAIRWOMAN GIVEN: No.
14 It's overutilized, they're on the
15 street now.

16 MR. COTUNGO: Not the hospital.

17 ACTING CHAIRWOMAN GIVEN: Yes, I'm
18 saying that, the hospital employees are
19 on the street now.

20 MR. COTUNGO: That's an issue.

21 MS. WINGATE: That a good
22 recommendation, we'll write that up for
23 the Zoning Board to consider it. Okay.

24 ACTING CHAIRWOMAN GIVEN:: Item
25 number eight, motion to adjourn.

1 Proceedings - 7-27-2017

2 Do I have a second?

3 MR. THOMAS: Second.

4 MR. COTUNGO: Aye.

5 MR. BURNS: Aye.

6 MR. THOMAS: Aye.

7 ACTING CHAIRWOMAN GIVEN: Oh. I
8 make a motion to cancel next week's
9 Planning Board meeting, August 3, 2017.

10 Do I have a second?

11 MR. COTUNGO: Second.

12 ACTING CHAIRWOMAN GIVEN: All in
13 favor?

14 MR. COTUNGO: Aye.

15 MR. THOMAS: Aye.

16 MR. BURNS: Aye.

17 ACTING CHAIRWOMAN GIVEN: We're
18 adjourned at 4:20.

19 Thank you.

20 (Time noted 4:20 p.m.)

	MS. WINGATE: [11]	29 [2] 3/19 11/24
ACTING CHAIRWOMAN GIVEN: [41]	8/8 9/21 13/22 14/9 15/14 15/23 16/3 16/8 16/20 16/25 17/20	3
ACTING CHAIRWOMAN	\$	314 [3] 2/6 10/12 10/15
GIVEN:: [9] 4/6 4/25 6/21 8/4 8/13 15/5 15/12 16/16 17/23	\$2,500 [1] 16/13	38.1 [1] 9/10
ATTORNEY	-	4
CONNOLLY: [2] 7/10 16/23	----- -----x [2] 1/3 1/7	49 [5] 4/21 4/25 5/13 5/21 7/17
MR. BURNS: [13] 6/25 7/22 9/17 10/6 11/4 11/9 11/18 12/5 12/17 13/4 13/18 18/4 18/15	1 10 [3] 2/6 9/5 10/18 1001-4-7-27 [1] 10/23 1001-5-4-29 [1] 3/19 1001-5-4-38.1 [1] 9/10	4:00 [2] 12/24 13/12 4:08 [1] 1/10 4:09 [2] 3/5 3/7 4:20 [2] 18/18 18/20
MR. COTUNGO: [28]		5
MR. GARRETSON: [2] 5/21 6/18	111 [3] 2/5 8/18 8/25	5:09 [1] 3/4
MR. THOMAS: [16] 7/6 7/23 10/3 10/8 11/14 11/19 11/25 12/6 12/13 12/18 12/25 13/5 13/17 18/2 18/5 18/14	12 [4] 14/21 15/20 15/24 16/11 15 [2] 16/5 16/6 19 [3] 2/4 3/8 3/13	A
MS. BERRY: [11] 4/15 4/18 4/23 5/5 6/20 14/7 14/10 14/14 14/16 15/8 15/21	2 20 [1] 15/5 2017 [12] 1/9 3/3 9/5 10/18 11/24 11/25 12/11 12/24 13/12 18/9 19/10 19/16	about [3] 4/10 5/16 15/20 above [1] 15/24 absent [1] 1/13 accept [9] 3/9 7/9 7/13 9/18 9/22 11/6 11/10 11/12 11/23
MS. HOBLIN: [8] 3/21 3/24 4/14 4/17 5/13 5/23 6/3 8/3	222 [1] 14/10 26 [1] 12/11 27 [4] 1/9 3/3 10/23 19/10	acceptable [1] 6/23 accepted [1] 9/21 accurate [1] 19/9 across [1] 17/11
MS. LINGG: [3] 8/11 9/19 9/22	27th [1] 19/15 28 [1] 12/24	ACTING [1] 1/14 action [1] 19/12 activities [1] 6/2 adjourn [2] 13/23 17/25 adjourned [1] 18/18 advised [1] 5/9 After [1] 6/21 agenda [2] 14/7 15/8

A

Agent [1] 10/16
All [8] 7/21 10/5
 11/16 12/3 12/15
 13/3 13/15 18/12
allowed [1] 5/21
already [2] 9/20
 15/14
also [2] 6/9 6/16
am [2] 19/11 19/13
amount [1] 16/14
amounts [1] 15/20
any [8] 4/8 5/12 6/24
 7/17 9/13 11/2 14/23
 19/11
anybody [1] 9/11
anyone [4] 3/20 4/8
 8/6 9/13
anything [2] 5/2 7/4
Appeals [2] 14/18
 15/11
applicant [4] 3/11
 3/21 8/24 9/12
application [12] 3/10
 4/10 7/14 8/20 8/21
 9/4 9/25 10/14 10/17
 11/3 11/12 17/3
applications [1] 8/13
apply [1] 16/24
Approach [1] 3/23
approve [5] 4/20 7/9
 7/13 11/12 12/10
approved [4] 9/5
 10/2 10/17 15/3
approving [1] 9/23
are [6] 4/4 6/12 14/22
 14/25 16/2 17/18

area [1] 17/7
art [1] 3/12
artist [1] 6/8
artists [1] 5/15
arts [1] 4/6
artwork [1] 6/14
as [7] 6/6 6/12 7/15
 9/8 9/11 9/25 11/13
asking [1] 16/12
aspect [1] 6/15
attendance [2] 8/7
 10/25
ATTORNEY [1] 1/19
August [2] 15/17
 18/9
available [1] 17/8
Aye [27]

B

Back [1] 6/13
Bar [2] 10/15 11/3
Bays [1] 6/13
be [10] 4/20 5/8 6/5
 10/2 14/6 14/24 15/5
 15/7 15/11 15/19
because [4] 5/6 15/3
 15/11 15/16
before [2] 13/23
 15/12
behalf [2] 3/20 9/12
being [1] 14/9
Ben [3] 6/24 9/17
 11/9
Bennett [2] 10/16
 10/24
BERRY [1] 1/20
big [1] 17/11
blood [1] 19/12

BOARD [16] 1/5 1/20
 3/3 4/8 8/10 11/25
 12/12 12/23 13/11
 14/18 14/23 15/10
 16/15 17/6 17/23
 18/9
borrow [1] 17/9
both [1] 8/12
BRADLEY [1] 1/15
brought [1] 6/16
building [3] 1/21
 1/22 14/14
BURNS [1] 1/15
business [1] 13/24

C

can [7] 4/5 5/10 7/8
 8/9 14/24 15/5 17/9
can't [2] 4/23 14/6
cancel [2] 13/25 18/8
carried [7] 8/3 10/11
 11/22 12/9 12/21
 13/9 13/21
certify [2] 19/8 19/11
CHAIRMAN [1] 1/13
CHAIRWOMAN [1]
 1/14
chalk [1] 6/9
chance [1] 14/2
charcoal [1] 6/8
charge [1] 14/25
Claudio [1] 8/23
CLERK [1] 1/22
clients [1] 6/11
code [1] 5/23
collective [3] 4/5 4/6
 5/15
comment [1] 4/17

C

comments [2] 6/25
9/13
Commercial [3] 3/15
9/7 10/19
communication [1]
15/10
concerns [1] 9/14
CONNOLLY [1] 1/19
consider [1] 17/23
CONSULTANT [1]
1/20
contingent [1] 4/21
conversation [1] 4/9
cooperative [1] 3/12
Cornell [1] 6/13
COTUNGO [1] 1/17
COUNTY [5] 1/3 3/18
9/9 10/22 19/4
creating [1] 6/5
customers [1] 5/17

D

day [2] 15/8 19/15
DESCRIPTION [1]
2/3
DEVIN [1] 1/13
did [3] 8/10 9/22
16/24
discussed [1] 15/7
discussion [5] 4/9
8/19 9/14 10/13 11/2
District [6] 3/15 3/17
9/7 9/8 10/20 10/21
do [16] 6/8 6/9 6/14
6/18 7/19 8/6 8/14
10/3 10/24 11/14

12/13 12/25 13/13
18/2 18/10 19/7
Does [2] 4/8 9/13
doing [1] 6/3
don't [5] 5/11 9/11
14/3 16/14 16/18
done [1] 17/7
door [1] 5/7
Duly [1] 16/22

E

eight [1] 17/25
EILEEN [1] 1/21
else [1] 5/3
employees [1] 17/18
enough [1] 9/16
EUf [1] 11/5
evaluation [3] 3/10
7/14 8/20
Everyone [1] 11/7
everything [1] 17/4
extra [1] 14/25

F

falls [1] 14/19
favor [8] 7/22 10/6
11/17 12/4 12/16
13/4 13/16 18/13
Fender [3] 3/11 4/2
7/15
fire [1] 5/23
Firehouse [1] 1/8
firm [1] 17/3
Frank [1] 6/8
Front [3] 2/4 3/8 3/13
further [2] 7/4 19/11

G

Gallery [2] 10/14
11/3
Garretson [1] 4/3
gift [1] 8/25
GIVEN [1] 1/14
GLYNIS [2] 1/20 4/23
go [1] 14/17
going [3] 6/4 14/22
15/2
gonna [1] 6/5
good [2] 11/8 17/21
great [1] 5/24
GREENPORT [2] 1/2
1/8
guess [2] 4/4 15/9

H

had [1] 15/12
hand [1] 19/15
happened [1] 16/18
have [30]
having [1] 5/18
he [1] 6/6
hear [2] 4/23 15/16
hearing [1] 15/18
here [4] 3/20 4/4
9/12 14/6
hereby [1] 19/8
hereunto [1] 19/15
Hi [1] 3/25
Historic [4] 3/16 8/10
9/7 10/21
Hoblin [1] 3/25
hospital [3] 17/9
17/16 17/18
How [1] 5/16

H
HPC [2] 9/5 10/18
hum [1] 15/22

I
I'm [3] 3/25 4/22
17/17
illustration [1] 6/10
includes [1] 15/4
INDEX [1] 2/2
ink [1] 6/10
INSPECTOR [1] 1/21
interested [3] 6/15
6/20 19/13
is [33]
issue [3] 14/20 15/9
17/20
issues [1] 14/19
it [30]
it's [7] 4/13 15/3 15/8
16/13 17/3 17/10
17/14
ITEM [11] 2/3 3/8 8/5
8/17 10/12 11/23
12/10 12/22 13/10
13/22 17/24
itself [1] 16/19

J
Jacqueline [2] 8/7
8/21
James [1] 10/16
Janice [1] 8/22
Jeremy [1] 4/2
JOHN [2] 1/17 7/3
July [7] 1/9 3/3 9/5
10/18 11/25 19/10
19/15

June [1] 11/24
just [1] 6/4

K
Kara [1] 3/25
Kelly [1] 6/8
kind [1] 6/2
know [1] 5/11
KRISTINA [1] 1/22

L
like [2] 4/10 13/25
limit [2] 4/24 7/16
LINGG [1] 1/22
located [8] 3/13 3/14
3/16 8/25 9/6 10/15
10/19 10/21
lot [6] 6/9 6/10 6/11
6/14 16/10 17/11

M
Madison [3] 3/10 4/2
7/14
Main [6] 2/5 2/6 8/18
9/2 10/12 10/15
make [5] 7/9 7/12
9/24 14/22 18/8
Manor [1] 14/10
Map [3] 3/18 9/9
10/22
maritime [1] 6/12
marriage [1] 19/13
MARY [1] 1/14
matter [2] 14/24
19/14
maxed [1] 16/10
maximum [6] 4/14
5/4 5/9 5/13 5/20
7/15

May [1] 12/11
McMAHON [1] 1/13
mean [1] 6/11
medical [1] 14/14
meeting [4] 6/21
12/12 14/2 18/9
meetings [1] 11/25
MEMBER [3] 1/15
1/16 1/17
merchandise [1] 9/3
minutes [2] 11/24
12/11
months [2] 4/14 7/16
more [2] 6/15 14/21
motion [22]
move [2] 9/18 11/5
moving [1] 17/4
Mr [1] 10/24
my [2] 17/5 19/15

N
name [1] 9/2
nautical [1] 6/15
need [1] 4/24
needs [3] 4/19 4/20
14/17
new [6] 1/3 1/8 9/2
13/24 19/3 19/7
next [4] 13/24 14/6
15/18 18/8
no [13] 4/11 4/12
5/16 7/2 7/5 7/7 9/15
11/4 11/5 13/24 16/9
17/13 19/13
NOAH [2] 1/16 7/6
not [7] 3/16 8/6 8/10
10/24 17/3 17/16
19/11

N
Notary [1] 19/6
noted [2] 16/23
18/20
noted 4:20 [1] 18/20
nothing [1] 14/7
noting [1] 7/16
now [3] 14/2 17/15
17/19
number [16] 3/8 3/18
5/5 5/9 5/20 8/6 8/18
9/9 10/12 10/22
11/23 12/10 12/22
13/10 13/22 17/25
number 4 [1] 11/23

O
O'KEEFFE [2] 19/6
19/21
occupancy [4] 4/21
4/25 7/17 16/12
occupants [2] 5/5
5/10
October [1] 13/12
Oh [1] 18/7
Okay [2] 4/7 17/23
one [5] 4/12 5/19
7/10 7/17 14/18
only [1] 5/14
open [1] 3/12
opening [1] 5/18
openings [1] 5/12
option [1] 15/4
other [1] 16/19
our [3] 4/5 6/5 15/8
out [3] 15/23 16/10
16/15

outcome [1] 19/14
overutilized [1]
17/14

P
p.m [4] 1/10 12/24
13/12 18/20
PAGE [1] 2/3
parking [6] 14/19
14/21 16/10 17/7
17/8 17/8
part [1] 15/3
parties [2] 5/12
19/12
party [1] 5/17
pen [1] 6/10
people [2] 5/15 5/20
per [1] 16/13
persons [1] 7/18
PH [1] 11/5
photographer [2] 6/7
6/7
photos [1] 6/16
Place [1] 14/10
planning [9] 1/5 1/20
3/3 5/12 11/25 12/12
12/23 13/11 18/9
play [1] 16/15
podium [1] 3/24
point [2] 16/16 16/20
possibility [1] 17/10
possible [2] 8/19
10/13
Probably [1] 5/22
problem [1] 8/11
proceed [1] 8/15
proceedings [1] 19/9
project [1] 14/8

property [5] 3/14
3/16 9/6 10/19 10/20
proposing [3] 3/11
8/24 14/22
provided [2] 15/25
16/4
providing [1] 16/3
public [2] 15/17 19/7
purchased [1] 15/5

Q
question [1] 4/16

R
rear [2] 16/9 16/10
recommendation [1]
17/22
recommendations
[1] 14/23
referred [1] 15/14
Regular [1] 13/11
regulations [1] 15/4
related [2] 6/12
19/11
reopen [1] 8/25
repeat [1] 16/19
Reporter [1] 19/6
represented [2] 8/22
10/16
required [1] 14/20
response [1] 4/11
retail [3] 3/12 9/7
10/20
right [3] 5/6 14/15
15/21
ROBERT [1] 1/19

S

same [3] 14/20 15/2
15/11
Sarkis [2] 8/8 8/22
saying [1] 17/18
schedule [3] 12/22
13/10 15/17
scheduled [1] 14/5
second [18] 7/19
7/20 9/19 10/3 10/4
11/14 11/15 12/2
12/13 12/14 12/25
13/2 13/13 13/14
18/2 18/3 18/10
18/11
see [5] 6/17 8/6 9/11
10/24 17/9
seeing [1] 6/20
seems [1] 9/15
seen [1] 14/12
sees [1] 11/8
September [2] 12/24
15/18
SESSION [5] 1/6 3/4
12/23 13/11 15/19
set [2] 14/4 19/15
she [1] 6/7
shop [1] 8/25
should [3] 5/8 15/19
17/6
shy [1] 16/11
sign [1] 11/3
signage [4] 8/11
8/21 9/4 10/14
significant [1] 16/13
similar [1] 9/3
simple [1] 9/15

situation [2] 15/2

15/12
six [4] 4/14 5/14 5/15
7/16
so [9] 5/8 5/11 6/5
6/6 14/17 14/22
14/24 15/18 16/11
some [4] 6/16 6/17
6/20 16/16
sorry [2] 3/6 4/23
space [5] 4/6 5/11
5/21 6/6 16/13
spaces [5] 14/25
15/5 15/20 15/24
17/10
spot [1] 16/19
ss [1] 19/3
STATE [3] 1/3 19/3
19/7
STEPHANIE [2] 19/6
19/21
still [1] 17/4
street [14] 1/8 2/4
2/5 2/6 3/8 3/13 8/18
9/2 10/12 10/15 16/8
17/12 17/15 17/19
studio [3] 3/12 4/5
6/6
study [1] 17/7
submitted [3] 7/15
10/2 11/13
SUFFOLK [5] 1/3
3/18 9/9 10/22 19/4
suggestion [1] 17/5
Sure [3] 4/18 5/24
8/16
swing [1] 5/7

T

taken [1] 19/9
Tax [3] 3/18 9/9
10/22
tell [1] 8/9
than [1] 14/21
thank [3] 6/23 8/4
18/19
that [24]
that's [2] 6/23 17/20
them [1] 6/14
there [9] 3/20 5/4 5/9
5/14 7/16 11/2 14/7
14/8 17/11
these [1] 8/12
they [7] 14/12 15/25
16/2 16/4 16/24 17/6
17/9
they're [5] 11/8
14/21 16/11 16/12
17/14
think [4] 4/19 14/4
15/15 16/14
thinking [1] 15/19
Third [1] 1/8
this [12] 3/2 3/14
3/15 4/2 4/10 9/6
10/17 10/18 10/20
19/12 19/14 19/15
THOMAS [1] 1/16
those [1] 14/25
time [4] 5/20 7/17
15/16 18/20
transcript [1] 19/9
true [1] 19/8
Tuthill [2] 8/7 8/22

U

Um-hum [1] 15/22
under [1] 9/2
understand [1] 4/13
up [2] 15/4 17/22
use [4] 3/9 6/6 7/13
 8/20

V

variance [1] 16/25
VILLAGE [2] 1/2 1/19
vote [1] 4/4

W

want [4] 8/15 16/14
 16/15 16/18
wanted [1] 6/17
was [3] 5/25 9/4
 10/17
Waterfront [1] 3/15
way [1] 19/13
we [17] 4/4 4/5 4/24
 6/16 6/18 9/18 11/5
 11/10 14/4 14/4 14/5
 14/16 15/13 16/14
 16/14 16/16 16/17
we'll [1] 17/22
we're [4] 6/4 6/5 17/2
 18/17
we/PH [1] 11/5
week [2] 13/24 14/6
week's [1] 18/8
well [2] 6/12 9/8
Were [1] 6/19
what [7] 6/2 14/21
 15/9 15/23 15/24
 16/2 16/18
whatever [1] 5/13

when [1] 15/8
where [3] 14/20 15/3
 17/9
WHEREOF [1] 19/14
will [3] 15/11 15/16
 15/17
WINGATE [1] 1/21
within [2] 19/7 19/8
WITNESS [1] 19/14
wondering [1] 6/2
work [9] 1/6 3/3 6/5
 6/9 6/13 6/17 6/20
 12/23 15/19
working [1] 17/2
would [2] 4/9 13/25
Wouldn't [1] 15/7
write [1] 17/22

Y

yard [2] 16/9 16/11
yeah [3] 5/24 6/22
 14/5
Yes [7] 3/22 4/15
 7/11 14/11 15/6
 16/21 17/17
YORK [4] 1/3 1/8
 19/3 19/7
you [23]
you're [5] 5/11 5/18
 6/3 6/14 9/23
You've [1] 9/20
your [4] 14/2 14/24
 15/18 16/20

Z

ZBA [2] 15/14 15/16
Zoning [6] 14/18
 14/23 15/10 16/15

17/6 17/23