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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

November 5, 2015
5:12 p.m.

B E F O R E:

DEVIN McMAHON - CHAIRMAN

BRADLEY BURNS - MEMBER

PETER JAUQUET - MEMBER

PAT MUNDUS - MEMBER

CHRIS DOWLING - MEMBER

JOSEPH PROKOP - VILLAGE ATTORNEY

PAUL J. PALLAS - VILLAGE ADMINISTRATOR

1
2 CHAIRMAN McMAHON: All right. We're
3 going to begin the meeting.

4 This is the Village of Greenport
5 Planning Board Regular Session, November 5,
6 2015.

7 Item number 1, motion and possible
8 action on the sign application for Susan De
9 Paola, representing a change of ownership in
10 the restaurant located at 45 Front Street.
11 Susan De Paola was approved for use in July,
12 and her signage application has been
13 outstanding. The awning sign as submitted
14 fits within the Village Code regulations.

15 Suffolk County Tax Map number
16 1001-54-20.

17 Unless there are any comments from
18 anybody, I would like to make a motion that
19 we approve the application as submitted.

20 Do I have a second for that?

21 MS. MUNDUS: Second.

22 CHAIRMAN McMAHON: All in favor?

23 MR. JAUQUET: Aye.

24 MR. DOWLING: Aye.

25 MR. BURNS: Aye.

1 MS. MUNDUS: Aye.

2 CHAIRMAN McMAHON: Aye.

3 Motion carries.

4 Item number 2, motion and possible
5 action on the final resolution for site plan
6 approval for the American Beech Restaurant
7 and Inn at Stirling Square LLC, Brent
8 Pelton, applicant. The property is located
9 at 300-308 Main Street and located within
10 the Historic District.
11

12 Suffolk County Tax Map number
13 1001-4-7-29.1.

14 Joe, is this anything with regards
15 to this?

16 MR. PROKOP: We have the -- I just want
17 to mention, we have a few resolutions. We
18 went through the SEQRA resolution at the
19 last meeting when I was out. I think it was
20 October 31st --

21 CHAIRMAN McMAHON: Yes.

22 MR. PROKOP: And what it does, the
23 adopting resolution which is the second
24 resolution, what I did was include basically
25 a procedural history of everything that's

1
2 taken place because there was a lot going on
3 with this application over the time we had
4 it, so if somebody, you know, somebody in
5 the future could look back and they would
6 see it.

7 I want to say that I also compiled
8 the agendas for every month that this matter
9 had been on for this Board, and I cut out
10 the minutes, you know. Excuse me, printed
11 out the minutes of every time this
12 application was before the Board, and I have
13 them in a packet which I'll present to Mr.
14 Pallas to make part of the permanent record.

15 CHAIRMAN McMAHON: Okay.

16 MR. PROKOP: So if anybody ever wants
17 to go back to this for any reason, there is
18 now a file with every agenda, every minutes
19 that this application has been on.

20 CHAIRMAN McMAHON: A large file.

21 MR. PROKOP: So in processing that, I
22 then created the adopting resolution, which
23 is basically several pages of procedural
24 history of the application leading up to an
25 approval which I think is what we discussed

1
2 at the last meeting.

3 The only thing about the approval
4 is, we just need to make sure that I have
5 the conditions right because we talked about
6 that.

7 CHAIRMAN McMAHON: Um-hum. I believe
8 they are, I read through them.

9 MR. PROKOP: Yes. So the applicant is
10 file a new amended site plan showing two dry
11 wells, a continuous handicapped access route
12 from the building to the street and the
13 exterior seating and all exterior
14 conditions.

15 I think that's what I picked up
16 from the minutes and then that would be
17 approving the site plan.

18 So first we have the SEQRA
19 resolution. In this resolution, it has some
20 of the procedural history, it also states --
21 and it does mention the fact that we
22 initially typed this as an Unlisted action
23 with no significant impact, and we then
24 conducted a coordinated review to determine
25 that it was a Type I action with no

1
2 significant negative impact on the
3 environment and, therefore, a negative
4 declaration will be adopted.

5 CHAIRMAN McMAHON: Anybody have any
6 questions or concerns regarding the
7 application?

8 Did you guys have a chance to read
9 through it?

10 MS. MUNDUS: Yes.

11 CHAIRMAN McMAHON: Okay. Is everyone
12 comfortable with the language in there and
13 the accuracy?

14 MR. JAUQUET: Yes.

15 MS. MUNDUS: Yes.

16 MR. DOWLING: Yes.

17 MR. BURNS: Yes.

18 CHAIRMAN McMAHON: If there is no other
19 business, I will make a motion that we
20 approve the final resolutions for these two
21 items.

22 MR. PROKOP: Why don't we approve them
23 one at a time, so the motion would be to
24 adopt the SEQRA resolution first.

25 CHAIRMAN McMAHON: Okay.

1
2 So I'm going to make a motion that
3 we first adopt the SEQRA resolution for this
4 application; do I have a second for that?

5 MS. MUNDUS: Second.

6 CHAIRMAN McMAHON: All in favor?

7 MR. JAUQUET: Aye.

8 MR. BURNS: Aye.

9 MS. MUNDUS: Aye.

10 MR. DOWLING: Aye.

11 CHAIRMAN McMAHON: Aye.

12 Motion carries.

13 Separately, we will make a motion
14 that we approve the findings and
15 determinations that were prepared for this.

16 Do I have a second for that?

17 MS. MUNDUS: Second.

18 CHAIRMAN McMAHON: All in favor?

19 MR. JAUQUET: Aye.

20 MR. BURNS: Aye.

21 MS. MUNDUS: Aye.

22 MR. DOWLING: Aye.

23 CHAIRMAN McMAHON: Aye.

24 Motion carries.

25 Item number 3, continued discussion of

1
2 current sign regulations. The Village Board
3 passed a resolution requesting that the
4 Planning Board submit comments to the Code
5 Committee regarding current signage
6 regulations.

7 I put together a draft last time
8 and we had discussed it. There was one
9 thing I was -- couple slight changes.

10 One is that we wanted to include a
11 request for clarification on the total
12 number of signs permissible for a building,
13 inclusive of all different types. There
14 were some restrictions already on the number
15 of signs that can be affixed to the side of
16 the building, but there wasn't an overall
17 limitation of whether or not the Village
18 wants to have all those. We want some
19 clarification on whether or not there was a
20 restriction on that, but there was one item,
21 the area, something I believe Glynis had
22 first brought up, the different, making a
23 distinction between a sign for accessory use
24 and a sign as an accessory use, and that was
25 mentioned in another section of the code.

1
2 We suggested moving that over, but I was
3 looking through and I could not find which
4 section was being referenced. I don't know
5 if anyone could shed some light on that or
6 not.

7 MR. DOWLING: I think that was 150-9, I
8 believe.

9 CHAIRMAN McMAHON: Okay. That's the
10 problem. I had 150-13 9C, so it was 150-9?

11 MR. DOWLING: I believe so. Let me
12 just check.

13 MR. PALLAS: Are you talking about
14 where it's mentioned?

15 CHAIRMAN McMAHON: It's mentioned
16 outside of the --

17 MR. PALLAS: That was somewhere else.
18 That was, I think, the problem, it wasn't in
19 the --

20 CHAIRMAN McMAHON: It was --

21 MR. DOWLING: It wasn't under zoning,
22 it was in a different section.

23 CHAIRMAN McMAHON: Yes, there was a
24 reference to sign regulations that was
25 outside of the section of the code.

1
2 MR. PALLAS: It was under accessory
3 uses.

4 CHAIRMAN McMAHON: Okay. Accessory
5 uses, that's it. Okay.

6 MR. PALLAS: I don't remember the
7 number. Is it 9, Chris?

8 MR. DOWLING: I think, yes.

9 CHAIRMAN McMAHON: That's fine, so it's
10 150-9, that's the one, accessory uses was
11 the title of that section?

12 MR. PALLAS: I think so.

13 CHAIRMAN McMAHON: That's fine. I just
14 wanted to clarify that because we did
15 approve, I believe we voted on and approved
16 the recommendations with those slight
17 additions and I just wanted to draft that
18 accurately.

19 Chris, is that it?

20 MR. DOWLING: I'm looking it up right
21 now.

22 CHAIRMAN McMAHON: I think that was it.
23 Otherwise the Code Committee is
24 meeting on Monday, this Monday?

25 MR. PALLAS: Yes.

1
2 CHAIRMAN McMAHON: That was the only
3 discussion. I don't know if anyone else had
4 any issues they wanted, final issues they
5 wanted to mention or anything in regards to
6 that now.

7 MR. JAUQUET: This is just one idea. I
8 mean, the idea of signs is to attract
9 attention to, you know, show what you got,
10 merchandise or space and, you know, the
11 speakers and music and stuff, sort of does
12 the same thing.

13 But that's a different part of the
14 code, isn't it, that's a noise ordinance?

15 MR. PALLAS: Yes, correct.

16 MR. JAUQUET: I'm just wondering how,
17 if that Code Committee is going to talk
18 about that as the parallel potential
19 nuisance that signs could be -- in the Code
20 Committee meeting.

21 MR. PALLAS: I don't think that would
22 be part of that discussion. That would be
23 the separate discussion if --

24 MR. JAUQUET: Does the current code
25 prohibit it?

1
2 MR. PALLAS: The current code prohibits
3 it, I think, it's more of an enforcement
4 question.

5 CHAIRMAN McMAHON: If there is nothing
6 else -- did you find any reference to it?

7 MS. MUNDUS: Under 18C, A it says not
8 more than one such sign shall be permitted
9 for each tenant on the premises on each wall
10 fronting on the street.

11 CHAIRMAN McMAHON: There are a number
12 of references to limitations on specific
13 signs, and there is nothing comprehensively
14 discussing the total number permissible and
15 particularly signs that are behind the front
16 window of the building, but are not affixed
17 to the window, there isn't really any
18 clarification. There needs to be some
19 clarification in there as to what, if any,
20 restrictions are on those, as we discussed,
21 the real estate signs and whatnot.

22 MS. MUNDUS: That's where it's listed,
23 where it's not listed under signage, it's
24 listed under permitted accessories.

25 CHAIRMAN McMAHON: Okay. So I will

1
2 amend the document we reviewed last time to
3 include that as well, and I will submit it
4 to, I will e-mail a copy to all Board
5 members and submit it to the Code Committee
6 as well for their next meeting.

7 If there is no other discussion on
8 this, I would like to move on to the next --
9 I make a motion to move on to the next item.

10 Do I have a second?

11 MR. BURNS: Second.

12 CHAIRMAN McMAHON: All in favor?

13 MR. JAUQUET: Aye.

14 MR. BURNS: Aye.

15 MR. DOWLING: Aye.

16 MS. MUNDUS: Aye.

17 CHAIRMAN McMAHON: Aye.

18 Motion carries.

19 Item number 4, motion to approve
20 the minutes of the September 3, 2015;
21 September 24, 2015; and October 1, 2015
22 meetings.

23 Do I have a second for that?

24 MS. MUNDUS: Second.

25 CHAIRMAN McMAHON: All in favor?

1 MR. JAUQUET: Aye.

2 MR. BURNS: Aye.

3 MS. MUNDUS: Aye.

4 MR. DOWLING: Aye.

5 CHAIRMAN McMAHON: Motion carries.

6 Item number 5, motion to adjourn.

7 Do I have a second?

8 MS. MUNDUS: Can I ask about our next
9 meeting? We said we were going to look at
10 the calendar.
11

12 CHAIRMAN McMAHON: I think we -- I
13 believe we had actually voted last time on
14 those days.

15 MS. MUNDUS: November 19th; is that
16 right?

17 CHAIRMAN McMAHON: Yes.

18 MS. MUNDUS: And December 3rd.

19 CHAIRMAN McMAHON: Yes. The next work
20 session is November 19th, the next regular
21 session is December 3rd, and we also
22 discussed the meeting after that,
23 December 17th was the following work session
24 and then January 7th was the regular
25 meeting.

If that is it, motion to adjourn.

MS. MUNDUS: Second.

CHAIRMAN McMAHON: All in favor?

MR. DOWLING: Aye.

MS. MUNDUS: Aye.

MR. BURNS: Aye.

MR. JAUQUET: Aye.

CHAIRMAN McMAHON: Motion carries.

Thank you very much.

(Time noted: 5:25 p.m.)

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 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 in no way interested in the outcome of this matter

IN WITNESS WHEREOF, I have hereunto set my hand to this 5th day of November, 2015.



STEPHANIE O'KEEFFE

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