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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

December 3, 2015
5:10 p.m.

B E F O R E:

DEVIN McMAHON - CHAIRMAN

BRADLEY BURNS - MEMBER

PETER JAUQUET - MEMBER

JOSEPH PROKOP - VILLAGE ATTORNEY

1
2 CHAIRMAN McMAHON: This is the
3 Village of Greenport Planning Board,
4 Regular Session, December 3, 2015.

5 There is a note that item number
6 1 says motion to accept the use
7 evaluation application, that should be
8 a motion to approve the use evaluation
9 application.

10 So Item number one is a motion to
11 approve the use evaluation application
12 from Doug Roberts, President of
13 Educational Solutions Consulting. The
14 applicant proposes to open an office at
15 211 East Front Street. The property is
16 located in the CR Commercial-Retail
17 District and the use as an office is a
18 permitted use.

19 The prior use of this space was as
20 a flower shop.

21 Suffolk County Tax Map number
22 1001-5-3-18.

23 This was accepted and reviewed at
24 the last meeting. There were no issues
25 raised or concern about this.

1 I don't have any concerns about
2 this if anybody has any --

3 MR. JAUQUET: No.

4 CHAIRMAN McMAHON: So I will --

5 MR. PROKOP: We should just make a
6 motion for SEQRA, the motion is for --

7 Excuse me, that's what you were
8 going to say.

9 CHAIRMAN McMAHON: Yes.

10 This is a unlisted negative
11 declaration, correct?

12 MR. PROKOP: Yes.

13 We're adopting lead agency status.
14 We're determining that to be an
15 unlisted action and that there will not
16 be a significant negative impact.

17 CHAIRMAN McMAHON: Okay.

18 I'm going to make a motion that
19 the Board adopt lead agency status for
20 purposes of SEQRA.

21 After review of the application,
22 it was found to be an unlisted action
23 with a negative declaration and no
24 significant negative impact on the
25

1
2 environment.

3 Do I have a second for that?

4 MR. JAUQUET: Second.

5 CHAIRMAN McMAHON: All in favor?

6 MR. JAUQUET: Aye.

7 MR. BURNS: Aye.

8 CHAIRMAN McMAHON: Aye.

9 Motion carries.

10 The second motion would be to
11 approve use evaluation application.

12 Do I have a second for that?

13 MR. BURNS: Second.

14 CHAIRMAN McMAHON: All in favor?

15 MR. JAUQUET: Aye.

16 MR. BURNS: Aye.

17 CHAIRMAN McMAHON: Aye.

18 Motion carries.

19 The second item is a motion to
20 adjourn, but Joe has something --

21 MR. PROKOP: There's two matters
22 to discuss.

23 We received two preliminary plat
24 plans under Section 118 of the Village
25 code, which is the beginning process of

1
2 consideration of a subdivision. The
3 two properties are both on Fifth
4 Avenue, one is 221 Fifth Avenue and 238
5 Fifth Avenue. 221 Fifth Avenue is
6 owned by James Olinkiewicz and 238
7 Fifth Avenue is owned by a corporation
8 called 238 Fifth Avenue Corp, which is
9 --

10 MS. McENTEE: May I ask. Why are
11 we going over that if it's not on the
12 agenda?

13 CHAIRMAN McMAHON: There will be a
14 public hearing, and it will be noticed
15 beforehand if the application proceeds.

16 MS. McENTEE: Not anyone was
17 notified, and --

18 MR. PROKOP: We're not going over
19 anything. We're giving -- we're trying
20 to --

21 MS. McENTEE: Expedite.

22 CHAIRMAN McMAHON: No. Just
23 putting the information out there.
24 There is no decision being made,
25 there's no -- it's just simply the

1 attorney updating us.

2
3 MR. PROKOP: We're trying to give
4 you, to help the public by giving you
5 notice of an application that we
6 received. We're merely stating that we
7 received an application to provide
8 notice.

9 It's not required that we say
10 anything, but I recommended to the
11 Board that we put on the record that we
12 received these two applications, just
13 so the public would have notice. We
14 normally don't give the public notice
15 when we receive applications, but in
16 this case, it was, I made a
17 recommendation it be put on the record
18 that we received these applications.

19 There is no expediting the
20 process, and I thought it would be a
21 good idea to put it on the record.

22 MS. McENTEE: Thank you.

23 MR. BURNS: What is the process?

24 MR. PROKOP: So the process is,
25 there is a first step that we have a,

1
2 what's called a consideration, it's not
3 a decision, it's not a public hearing,
4 it's called in our code, Section 118-4,
5 a consideration. Where somebody gives
6 us a, basically a sketch of the way
7 that they would think they would like
8 to do a subdivision and we can comment
9 on them. That's all.

10 And even though it's not a
11 decision or public hearing, there is a
12 fairly extensive notification process.
13 This will be published in the
14 newspaper, and the neighbors will get
15 notified and also the property will be
16 posted as if there was a public
17 hearing, although there will not be.

18 There will be one or two
19 subsequent public hearings if it moves
20 along. It doesn't necessarily move
21 along, but there would be other
22 hearings down the line if it was to
23 move along.

24 Anyway, the two properties are, as
25 I said, 221 Fifth Avenue which is owned

1
2 by James Olinkiewicz and 238 Fifth
3 Avenue which is owned by a corporation
4 which in the application, is stated to
5 be 100 percent owned by James
6 Olinkiewicz.

7 There has been sketches submitted
8 to the Village Clerk that are available
9 for the public. They'll be submitted
10 to the Board and at our meeting on the
11 17th, we will comment on them.

12 CHAIRMAN McMAHON: Okay.

13 MR. PROKOP: That's basically it.

14 CHAIRMAN McMAHON: Any other
15 business?

16 MR. PROKOP: We discussed at
17 another meeting this comment about
18 Third Avenue, there was discussion
19 about that, I want to say that I'm
20 still working on that.

21 MR. JAUQUET: Third Avenue.

22 MR. PROKOP: Third Street.

23 CHAIRMAN McMAHON: Third and
24 Front?

25 MR. JAUQUET: No, Third Street --

1
2 MR. PROKOP: There's been a letter
3 that was submitted, it's a legal matter
4 that I'm still working on.

5 CHAIRMAN McMAHON: All right.

6 MR. PROKOP: Only because there is
7 information that came in recently that
8 the Village wasn't aware of, so I'll
9 have my recommendation shortly.

10 CHAIRMAN McMAHON: So likely for
11 the next work session?

12 MR. PROKOP: Definitely by the
13 next work session.

14 CHAIRMAN McMAHON: Okay.

15 Any other questions, comment,
16 concerns?

17 Okay.

18 Item number 2, motion to adjourn.

19 Do I have a second?

20 MR. JAUQUET: Second.

21 CHAIRMAN McMAHON: All in favor?

22 MR. BURNS: Aye.

23 MR. JAUQUET: Aye.

24 CHAIRMAN McMAHON: Motion carries.

25 (Time noted: 5:15 p.m.)

1
2 C E R T I F I C A T E

3 STATE OF NEW YORK)
4) ss:
COUNTY OF SUFFOLK)

5 I, STEPHANIE O'KEEFFE, a Reporter and Notary
6 Public within and for the State of New York, do
7 hereby certify that the within is a true and
8 accurate transcript of the proceedings taken on
9 December 3, 2015.

10 I further certify that I am not related to any
11 of the parties to this action by blood or marriage,
12 and that I am in no way interested in the outcome of
13 this matter.

14 IN WITNESS WHEREOF, I have hereunto set my hand
15 this 3rd day of December, 2015.

16
17 *Stephanie O'Keefe*

18 STEPHANIE O'KEEFFE
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