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VILLAGE OF GREENPORT

PLANNING BOARD

WORK SESSION

April 24, 2014

5:00 p.m.

Meeting held at the Greenport Firehouse  
236 Third Street, Greenport, New York 11944

Appearances:

Peter Jauquet – Chairman

Ben Burns – Member

Chris Dowling – Member

Joseph Prokop, Village Attorney

David Abatelli, Community Development

Director

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1 (Whereupon, the meeting was called to order  
2 at 5:06 p.m.)

3 CHAIRMAN JAUQUET: This is the Village of  
4 Greenport Planning Board, April 24th, 2014, and  
5 this is a work session meeting.

6 And the first agenda item, #1, is a continued  
7 discussion on an application submitted by Imran  
8 Qasim Khan, owner of Layyah Corp., requesting a use  
9 evaluation for the addition of a car service  
10 office/operation into the existing convenience  
11 store. The is ZBA is finalizing the interpretation  
12 request for this use. The store is located at 331  
13 Front Street; Section 6, Block 2, Lot 17.

14 Has there been an update on the Zoning  
15 Board's action on this?

16 MR. ABATELLI: The Zoning Board did make a  
17 decision. The Zoning Board did make a decision,

18 but it's not in its final form for you guys. But,  
19 basically, they agreed that that's a permitted use  
20 in that zone.

21 CHAIRMAN JAUQUET: Okay.

22 MR. ABATELLI: So it's not specific to this  
23 property, just that taxi operations are permitted  
24 in the Retail Commercial Zone. That was all they  
25 were really charged with.

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1 CHAIRMAN JAUQUET: And when does that -- when  
2 does that final form get published, or does it?

3 MR. ABATELLI: I'm not sure.

4 CHAIRMAN JAUQUET: Anyway, they --

5 MR. ABATELLI: Relatively soon, I guess.

6 CHAIRMAN JAUQUET: All right. So this item  
7 agenda, first item agenda is open for discussion if  
8 anybody from the audience wants to say anything,  
9 because I don't think there's been any feedback  
10 from any --

11 MR. ABATELLI: Nothing changed as an  
12 application.

13 CHAIRMAN JAUQUET: Huh?

14 MR. ABATELLI: Nothing changed as an  
15 application.

16 CHAIRMAN JAUQUET: Yeah, right.

17 MR. BURNS: I move we continue to table until  
18 we get a definitive from the ZBA.

19 CHAIRMAN JAUQUET: Okay. Do we have to move  
20 a motion on this stuff for this meeting, move to  
21 continue to table?

22 MR. ABATELLI: Well, I'm not sure. Well,  
23 what the Zoning Board did was tell everybody to  
24 come here, because people were at the Zoning Board.  
25 I don't want to really get too into this, but

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1 people were at the Zoning Board complaining about a  
2 variety of things relative to this property, which  
3 had nothing to do with their decision whether --

4 MR. BURNS: I'll take that back.

5 MR. ABATELLI: -- taxis are permitted in the  
6 zoning or not. So I think a lot of those people  
7 are here, so -- being that they were told to come  
8 here by the Zoning Board. So congratulations.

9 CHAIRMAN JAUQUET: Well, what was our last

10 discussion? The last time we talked about it, we  
11 were concerned about the car, the signs, and the  
12 placement of the car, meaning where it's going to  
13 be parked --

14 MR. DOWLING: Correct.

15 CHAIRMAN JAUQUET: -- during the operation,  
16 and we were not -- you know, they said it's a  
17 permitted use. We weren't sure at that point. And  
18 it may be a permitted use inside, but we're not  
19 sure about the --

20 MR. ABATELLI: Right. I mean --

21 CHAIRMAN JAUQUET: -- the outdoor signage on  
22 the -- and what the car's going to look like, and  
23 if there's going to be signs on the car.

24 MR. DOWLING: Right. So he would still have  
25 to get us an updated, you know, plan for the sign,

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1 which also has to go to the HPC, because they  
2 decide finally on the actual sign.

3 MR. ABATELLI: Yeah.

4 CHAIRMAN JAUQUET: And we don't necessarily  
5 have to approve an outdoor sign, do we?

6 MR. ABATELLI: I really don't want to get --

7 CHAIRMAN JAUQUET: Okay.

8 MR. ABATELLI: -- too much into answering  
9 questions other than maybe to say you certainly  
10 don't need to make a decision, and probably should  
11 not make a decision tonight. But it may be not a  
12 bad idea to listen to any people that want to talk,  
13 that want to comment.

14 CHAIRMAN JAUQUET: Yeah, right. Okay.

15 MR. DOWLING: So --

16 CHAIRMAN JAUQUET: So we should read their  
17 agenda? Is anybody here?

18 MR. DOWLING: I think they definitely want  
19 to --

20 CHAIRMAN JAUQUET: Do these people want to  
21 say something? Okay. Go ahead. That's what I was  
22 asking before.

23 MS. GREENBERG: Yes. My hand was up.

24 Good evening. My name is Adrienne Greenberg.  
25 I am the President of Congregation Tifereth Israel,

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1 which is directly across the street from Layyah.

2           I just heard and I read online that the ZBA  
3           -- I'm coming a little bit away from my written for  
4           a moment, but the ZBA had a favorable feeling that  
5           it was permitted. But something that came to my  
6           attention yesterday shows that the Village parking  
7           requirements shows that for every 300 square feet  
8           of property, there's supposed to be a car space.  
9           There's 2700 square feet for Layyah, which would  
10          mean nine parking spots would be required according  
11          to Village requirements. And they have a plan  
12          right now that provides six parking spots, plus  
13          that's for the -- that's for Layyah, they're going  
14          to in addition put in an additional business.

15                 So it seems to me, being really very unaware  
16          of the zoning laws, that they are not within their  
17          Village requirements, they are not fulfilling  
18          Village requirements.

19                 That being said, I'm going to read you the  
20          decision of Congregation Tifereth Israel other than  
21          parking spot issues, and I will give you a copy, or  
22          the secretary.

23                 "Our synagogue is located at 519 Fourth  
24          Street, and we are a close neighbor to Layyah.  
25          Since its opening, we have noted the following

1 negative items:

2 There is a marked increase in rubbish on the  
3 neighbor's property located to the south of Layyah,  
4 and in our park, which is across from Fourth Street  
5 from the business. This includes garbage,  
6 wrappings, and multiple cans, alcoholic and  
7 nonalcoholic.

8 There is a preponderance of people hanging  
9 out at night. It has been observed and reported  
10 that illicit drugs have been sold and transferred.  
11 We were told that a death had been reported on the  
12 property. It has been witnessed that at least one  
13 person has been urinating on that property during  
14 daylight hours, again, without being stopped.  
15 Employees have not been helpful when complaints  
16 have been made.

17 The resale value of the property to the south  
18 has certainly declined. The dumpster located to  
19 the south is often not closed and garbage is seen  
20 on the side of it. No garbage receptacle is placed  
21 by the -- now there is a correction. There is a  
22 receptacle in front of the business, but we see

23 that wrappers are still being tossed and strewn  
24 throughout the entire parking lot area.

25 When asked -- this was brought up last week

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1 when we appeared at the ZBA meeting. The renter  
2 said, "Well, how" -- and I understand -- "How am I  
3 supposed to stop people from throwing wrappers all  
4 over the place?" You may not be able to stop them,  
5 but, number one, you could provide additional  
6 garbage pails, and number two, you could have your  
7 worker, or hire somebody, or you, yourself, if you  
8 own this property, you own this store, sweep. You  
9 know, everyone sweeps in front of their own homes,  
10 in front of their buildings. So it's not a matter  
11 of teaching others, those people who are messing  
12 up, it's your responsibility, if you have a  
13 business, to clean it up.

14 If the car service vehicles are to be parked  
15 to the south of the building, where does the  
16 dumpster for garbage get placed? A worsening  
17 unhealthy scenario will unfold with increased  
18 vermin.

19            If the car service is to be parked to the  
20 south of the building, doesn't that extend the  
21 business line and place it too close to the  
22 neighbor's line 10 feet?

23            Parked cars only lead to damage from vandals.  
24 Given the amount of gasoline and possibility of  
25 leaking oil and petroleum products from such

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1            vehicles, one might anticipate a fire hazard. And,  
2 certainly, the Greenport Fire Department should  
3 weigh in on this issue, particularly since they are  
4 the ones who will be called should a disaster  
5 strike.

6            Are there New York State ordinances with  
7 reference to such car depots that need to be  
8 investigated?

9            The corner of Front Street and Fourth Street  
10 is now a very congested area due to the parking lot  
11 of Layyah for customers, delivery trucks, Shelter  
12 Island Ferry traffic, and the many trips of the  
13 Hampton Jitney that utilize Fourth Street coming  
14 from and going to the transportation center. In

15 addition, the street parking of the neighbors and  
16 the synagogue at various times make for a very  
17 dangerous situation.

18 School children walking in groups at  
19 lunchtime at that same intersection may well be  
20 intended victims -- unintended victims of vehicular  
21 accidents if a taxi service is then added to the  
22 congestion.

23 If there is any approval of this, it should  
24 be time-limited to one year, with monthly site  
25 visits to note the impact on the physical condition

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1 of the surrounding properties and the quality of  
2 life on those neighboring businesses. The building  
3 that's there now has no site visits.

4 The neighbor to the south has numerous times  
5 gone to Eileen Wingate and asked, "Is there  
6 anything you could do?" This place looks like,  
7 excuse me, a pigsty. There's garbage, and we have  
8 pictures of garbage strewn all over the place, and  
9 this is every single day. It's not just, well,  
10 maybe once in a while. Every day the neighbor to

11 the south picks up plastic bags filled with  
12 garbage.

13 Since the opening of Layyah, we have not  
14 noted any positive improvement to the area and to  
15 our neighborhood.

16 Sincerely yours, Adrienne Greenberg,  
17 president of Congregation Tifereth Israel."

18 Thank you. This is a copy.

19 MR. WILLIAMS: My name is John D. Williams,  
20 Jr. I own the business directly across the street  
21 from Layyah. I need to echo a little bit of what  
22 Adrienne said without a letter to read.

23 I recognize the fact that the compatibility  
24 or suitability of someone to run a business may be  
25 somewhat of an abstract concept for this group

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1 that's charged with interpreting very specific  
2 things, but I have to say I've seen all the same  
3 things, increased rubbish. I've seen at least four  
4 instances in the daytime where customers come up,  
5 pull their car up, urinate right against the side  
6 of the building. I've seen known drug dealers two

7 or three times selling drugs right at the front  
8 door of the place. I've seen high school kids come  
9 up during school lunch hour, buy drugs from these  
10 drug dealers. And I did see the dead body removed  
11 from the back of the building when that happened.

12 You know, I question, this business is not  
13 run particularly well now as it is. If you  
14 introduce yet another business in there with more  
15 transients, more workers, more customers, I just  
16 shudder to think what would happen.

17 My second concern is -- again, I don't know  
18 if it applies here, but I would like to get it in  
19 for the record as I did in front of the Zoning  
20 Board. We watched as these guys opened up a  
21 business and had no C of O for at least a year, I  
22 believe, according to today's Suffolk Times. And  
23 then now they have done did again, totally allowed  
24 or just went ahead and did the business. And then  
25 when this came up, I heard it was going to be a car

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1 service, and, suddenly, one day I saw a taxi there  
2 with the name on it, and I saw them park there, I

3 saw them doing business, dropping people off and on  
4 at the ferry. Friends of mine have seen a  
5 promotional flier for the business.

6           Once again, why do we have Boards? Why do  
7 some of us have to play by the rules? Do we really  
8 want a business there that already has these  
9 problems coming in, opening another business, and,  
10 you know, with impunity? They just -- what's going  
11 to stop them? You know, what's going to stop -- if  
12 I sell my building, somebody can come in and open  
13 an adult book store, seemingly, in Greenport  
14 without anybody probably to do anything. I don't  
15 understand why people could come in, start  
16 businesses, allegedly needing permission, and then  
17 they just go ahead and do that.

18           Is this the kind of business that we really  
19 want there, is my question? The owner seems to be  
20 a nice guy, but this is -- this is, I believe, the  
21 first retail business you see when you come into  
22 Greenport.

23           So I just -- I think this is a bad situation,  
24 only to be made worse by this. Thank you very  
25 much.

1           CHAIRMAN JAUQUET: Anybody else? Do you want  
2 to say anything?

3           MR. DOWLING: We have one more.

4           MS. CADDEN: Hi. My name is Jeanne Cadden.  
5 My husband and I own the property just south of the  
6 convenience store. We have this great house for  
7 sale that we renovated and in this great Village,  
8 but it is really, really frustrating, as I said in  
9 the last meeting, to try to improve a place and do  
10 it, like John said, to code, and to try to, you  
11 know, do everything that the Village would want,  
12 and then to have someone next to you do whatever  
13 they want.

14           You know, four years ago, when the  
15 convenience store went in, we were -- you know, we  
16 tried to fight it at that point, because we were  
17 concerned about specifically the loitering, the  
18 garbage. Nobody wants a convenience store next to  
19 their property. You know, I bought next to  
20 commercial. It was a different kind of use at the  
21 time, now it's completely different.

22           And I said to the tenant and to the owner,  
23 you know, "Do you see the garbage?" Like why do I

24 get out of the my truck for the last eight months  
25 and go right to pick up your garbage and spend 15

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1 minutes picking up your garbage? Don't you see it?  
2 It's like all over the place."

3 And, you know, there were regulations on the  
4 site plan, or there were, you know, whatever,  
5 requirements to follow on the site plan, putting in  
6 a hedgerow. You know, there's no curbs, there was  
7 no requirement to put in curbs. He didn't put in  
8 any curbs, so they had trees completely driven  
9 over. Any if you guys just drive past the store,  
10 all the trees are like driven over.

11 The mulch that was put under there is  
12 plastic. That's all flying up in the air, so it  
13 looks like garbage. So anybody that approaches my  
14 property, drives past John and Jane's synagogue,  
15 you see what looks like garbage. I can't even pull  
16 it up, I'd have to cut it out. But I approached  
17 him and said, "I'll do it for free. I'll fix this  
18 up for you so that it doesn't look so bad for me,"  
19 because I want to sell the house. I will have --

20 I've been told I'll have a lot of trouble selling  
21 it because of the appearance. You know, what your  
22 neighbor does affects you. What the Village does  
23 affects -- affects us tremendously.

24 So I just -- I just hope that you'll consider  
25 that with him putting in yet another business. I

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1 don't have a problem so much with the business, but  
2 can't he keep up the property, you know, for the  
3 first business before he goes into yet another one?

4 And I just want to remind -- I mean, I know  
5 you guys know this, but I was just reading over the  
6 zoning plan, Village of Greenport. You know, "In  
7 the interest of protection and promotion of public  
8 health, safety and welfare." Here are some of the  
9 provisions: You know, the privacy of families.  
10 When that place went in, there was a fence that was  
11 required. No buffer, no evergreen buffer for my  
12 property, no curbing to protect me from the  
13 overflow of the -- you know, the --

14 MS. GREENPORT: Oil.

15 MS. CADDEN: -- runoff. Thank you. You

16 know, there was a hard top put in and that was it.  
17 So I mitigated it by bringing in almost 200 yards  
18 of soil and fill, and planting, you know,  
19 evergreens there.

20 Also, in your code it says provision -- "The  
21 preservation and reduction of traffic congestion,"  
22 so the -- "to promote efficient and safe  
23 circulation of vehicles and pedestrians." Well,  
24 he's got an exit, he's got an entrance. He's  
25 supposed to go in and out in the right way.

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1 Everybody goes in one way, goes out -- you know,  
2 it's whatever anybody wants to do is okay there.  
3 The signage is bad, nobody enforces anything. He's  
4 not there. Now he seems to be there more, but he's  
5 not picking up the garbage.

6 Also, the maximum protection of residential  
7 areas, I don't see the area being protected. The  
8 Jittney flies around the turn. People are going in  
9 and out of the convenience store. There really  
10 isn't a lot of protection. There's no sidewalks  
11 there, and I understand that's the way the Village

12 -- you know, the way it was originally built, but  
13 there's a lot of kids walking back and forth. I  
14 almost hit somebody yesterday with the Jittney  
15 coming around the turn and a kid on a skateboard.

16 So I just think, as a Village Planning Board,  
17 you could consider this, the traffic situation and  
18 what the taxis would bring in. I don't know what  
19 he's planning on doing. Is it a fleet, is it one  
20 car, you know, what he's doing. But if you could  
21 enforce, you know, your code now before you allow  
22 something else in there, and it really is for the  
23 benefit of all of us, even him. I don't know -- I  
24 don't see him here, Imran, but it's for the benefit  
25 of him as well. He would enhance his business if

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1 he took care of the property, picked up all the  
2 cigarette butts and everything, and he doesn't.  
3 And he says he will, but he doesn't, so I do.

4 The gradual elimination of nonconforming use  
5 is a part of this. I don't see -- I see this as a  
6 conforming use, because it was changed in '97 to a  
7 winery, so I see that it should conform. Maybe I'm

8 wrong, but it seems like it should conform to what  
9 the codes are today.

10 And that brings me to the parking. The site  
11 plan, when it was approved four years ago, there  
12 was six parking spots, one handicapped, five  
13 others. That building is 2800 square feet on the  
14 first floor alone. It's supposed to have --  
15 according to the zoning, maybe I'm wrong, but it  
16 says 300 square feet, for every 300 square feet,  
17 you should have a parking spot. Well, that would  
18 be nine parking spots there, there's only six. Now  
19 he's going to park I don't know what. I don't know  
20 what, if he's approached you with what he's going  
21 to do there in terms of parking. I don't know if  
22 it applies or not, but it should be considered,  
23 because the only place he's going to park is right  
24 next to my property where whatever runoff, oil,  
25 whatever is going to run onto my property if you

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1 don't tell him or he doesn't volunteer to put a  
2 curb in.

3 And lastly, in this -- in your Article I,

4 Purpose and Intent, "The enhancement and appearance  
5 of the Village of Greenport as a whole." This is  
6 your Village. This isn't even my Village where I  
7 live, this is your town. I just don't understand  
8 why your code doesn't have any teeth to make this  
9 man make our Village look presentable. That's all  
10 I have to say. Thank you.

11 MR. BURNS: Thank you.

12 MR. DOWLING: Thanks.

13 CHAIRMAN JAUQUET: Thank you.

14 MR. GOLDMAN: My name is Phil Goldman and I'm  
15 a member of the synagogue.

16 Although it might be legal for a taxi stand  
17 to be located at this corner, the practicality of  
18 it is not there. The traffic on the corner has  
19 trucks coming on the north making deliveries to the  
20 convenience store. You have the customers coming  
21 on and off. You have the buses from the -- I  
22 forget the name of the bus company.

23 MS. GREENBERG: The Jittney.

24 MR. GOLDMAN: In any event, everybody knows  
25 who they are, the Jittney. They make turns coming

1 on and off Fourth Street. And if you stand there  
2 and watch the children passing by lunch hour, it's  
3 really tough to cross that street, not to mention  
4 the fact when the synagogue has classes or  
5 services, you have a lot of traffic. So, between  
6 the synagogue, the hotel across the street, which  
7 has a driveway directly opposite, the buses, the  
8 children, it's a dangerous corner.

9 MR. BURNS: Thank you.

10 CHAIRMAN JAUQUET: Thank you.

11 MR. DOWLING: Thanks.

12 CHAIRMAN JAUQUET: Anyone else on Layyah and  
13 the taxi? Do you have anything to say about it?

14 MR. PROKOP: Well, I wanted to say -- a  
15 couple of things came to my mind when -- what I  
16 heard tonight and --

17 MR. WILLIAMS: Excuse me. Could the  
18 gentleman identify himself, please?

19 CHAIRMAN JAUQUET: What's that?

20 MR. WILLIAMS: Could the gentlemen identify  
21 himself.

22 CHAIRMAN JAUQUET: Oh. Mr. Prokop.

23 MR. PROKOP: So there are a couple of things  
24 that I --

25

CHAIRMAN JAUQUET: Identify yourself.

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1 MR. PROKOP: Oh, identify myself for this  
2 gentleman. Yes, I'm Joseph Prokop, I'm the Village  
3 Attorney.

4 MR. WILLIAMS: Oh, okay. I'm sorry. Thank  
5 you.

6 MR. PROKOP: Anything else? Okay. So  
7 thanks. I'm sorry, I don't have a name plate. I  
8 apologize, it's in the Village Hall. Thank you.

9 I wanted to -- so one thing, I think, that  
10 before we do anything, that we need to figure out  
11 whether or not the existing situation complies with  
12 the site plan approval that was given. So we --  
13 this one -- this application was -- the existing  
14 use was basically a year or a year-and-a-half at  
15 this Board, you know, trying to work out the basic  
16 elements of the site plan. We need to -- I think  
17 the Board needs to make sure that the site plan,  
18 the existing use is in conformity with the site  
19 plan that was approved.

20 I was surprised to hear that there was a --

21 there was one taxi at this premises, because we --

22 MR. DOWLING: Yeah. He's been parking there,  
23 even though we told him that we haven't approved  
24 anything yet. So he has been parking a taxi there  
25 onsite.

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1 MR. PROKOP: Yeah. So we had -- there was a  
2 question that was asked by the Board, which  
3 basically as a -- I don't want to say a favor, but  
4 just as a sign, I guess a sign of good will, if he  
5 showed good will, that he could -- he could  
6 basically use his phone.

7 What he wanted to do was put up a sign. And  
8 he claimed that he would be using a cell phone only  
9 inside the premises to field calls and not park any  
10 cars at the premises. That's what I recall,  
11 anyway, so I was kind of surprised to hear that.  
12 So I think that has taken us down the road, that,  
13 you know, we have to be pretty careful. The Board  
14 has to be doubly careful with whatever gets  
15 approved out of this. The other thing was --

16 CHAIRMAN JAUQUET: Our Board.

17 MR. PROKOP: Right, the Planning Board.

18 So the Zoning Board of Appeals said that this  
19 use could be considered one of the acceptable uses  
20 at the premises in the zone. But this Board really  
21 still has to do the planning role, you know, before  
22 we approve it. I mean, it may be something that --  
23 it may be something that we can't fit -- can't be  
24 fit in at this property, because there really was a  
25 lot of relief given for the use that's already

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1 there. I mean, you heard the parking situation.

2 CHAIRMAN JAUQUET: Right.

3 MR. PROKOP: And, I mean, we spent months  
4 just talking about the fence and the buffer on the  
5 south side, and trying to -- trying to resolve  
6 that, you know, and as an example. So I think that  
7 the -- and then the -- I don't know what's going on  
8 with the entrance and the exit, but that was  
9 another thing that was really, you know, discussed  
10 at length.

11 CHAIRMAN JAUQUET: So does Eileen have a copy  
12 of the original plan and what was on there?

13 MR. PROKOP: Yes, it's in the file. That's  
14 why I was looking at the file. It's going to be in  
15 here.

16 CHAIRMAN JAUQUET: Okay. So we'll look at  
17 that.

18 MR. PROKOP: Yeah.

19 CHAIRMAN JAUQUET: Do you know that -- do you  
20 know if it includes entry and exit-only signs?

21 MR. PROKOP: Dave would have to get it.

22 MR. ABATELLI: It does.

23 CHAIRMAN JAUQUET: It does? And what about  
24 the -- what about hedges and fences, is he in  
25 compliance with that, to your knowledge, without

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1 looking at this?

2 MR. ABATELLI: The bigger question, I don't  
3 want to get too into it, but the bigger question  
4 might be is he still in compliance? Probably at  
5 one point in time he was very close to being in  
6 compliance, but things do have to be maintained.

7 CHAIRMAN JAUQUET: We have to look at that  
8 and make a determination.

9 MR. ABATELLI: Well, I think, you know,  
10 what's approved at one point and done, as people  
11 are saying --

12 CHAIRMAN JAUQUET: Yeah, I know.

13 MR. ABATELLI: -- they need to continue to be  
14 maintained. So, if a plant dies, you should then  
15 replace it. You know, different things that are  
16 being said are basically true.

17 CHAIRMAN JAUQUET: Yeah.

18 MR. ABATELLI: So it's a question of going  
19 back, and you know.

20 MR. PROKOP: So that was my only comment.  
21 You know, it doesn't -- just because the -- the  
22 first thing is just because the ZBA says it's an  
23 approved use may not be an automatic approval for  
24 this Board, because we have to figure out how it's  
25 going to -- I mean, there's definitely going to be

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24

1 some kind of change.

2 MR. DOWLING: Yeah.

3 MR. PROKOP: And what's there already was  
4 really sort of, you know, crammed in, and based on

5 a lot of --

6 MR. DOWLING: And what he kind of talked  
7 about originally was that his taxi was going to be  
8 parked behind the fence with dumpsters back there,  
9 so they weren't -- wouldn't be in public view when  
10 they weren't being used. He said when they were  
11 being used, they were going to be off premises,  
12 because he was going to use the place as a dispatch  
13 only.

14 CHAIRMAN JAUQUET: Well, we had also  
15 suggested to him to not have the taxis there at all  
16 and put them in the municipal lot down the street  
17 and run the thing on his phone inside. And whether  
18 we were going to allow a sign out front or not was  
19 another question, because he could easily do that  
20 without putting the use -- having the use apparent.

21 MR. DOWLING: It sounded like he was going to  
22 use it as a dispatch office only.

23 MR. PROKOP: That's what we were told.

24 CHAIRMAN JAUQUET: Yeah. And, you know, we  
25 were concerned with the taking up of another

1 parking space, to make it five, not six. And we  
2 don't have any idea what kind of vehicle and what  
3 that vehicle is going to look like.

4 MR. DOWLING: The vehicle that sat out there  
5 was like a little minivan.

6 CHAIRMAN JAUQUET: Right. What does it look  
7 like?

8 MR. DOWLING: A little silver minivan. You  
9 know, it doesn't look --

10 CHAIRMAN JAUQUET: Right.

11 MR. DOWLING: It's got a small sign on it,  
12 but it's been parked in, you know, the front  
13 parking space right there.

14 CHAIRMAN JAUQUET: Right. Is there signs on  
it?

15 MR. DOWLING: It's got a sign on it, yeah.

16 CHAIRMAN JAUQUET: I mean, those are sort of  
17 the issues. I guess we can, if he comes in -- I  
18 don't know. Is he going to come in here at some  
19 point?

20 MR. PROKOP: Right now, all we have really is  
21 this little -- I was looking through the file. All  
22 we have is like this little memo. It's like a  
23 two-sentence memo saying that he wanted us to  
24 consider this.

25

CHAIRMAN JAUQUET: Yeah.

26

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1 MR. PROKOP: And so I think that what we  
2 should -- what my recommendation would be for the  
3 Board is that the Board ask him basically what  
4 the -- you know, what the parameters are going to  
5 be of his use and how he's going to effect -- how  
6 he intends -- how he's going to effect the site  
7 plan, basically.

8 MR. DOWLING: Yeah.

9 MR. PROKOP: And just now put the ball back  
10 in his court. And then that may be acceptable to  
11 the Board, it may not, whenever he comes back.

12 CHAIRMAN JAUQUET: So how do we get him in  
13 here, or, you know --

14 MR. PROKOP: Well, we have the next -- what's  
15 the date of the next meeting? Well, we have a work  
16 session, right, so the work session --

17 MR. ABATELLI: This is the work session.

18 CHAIRMAN JAUQUET: It's a regular meeting.

19 MR. PROKOP: Oh, I'm sorry. I apologize.

20 CHAIRMAN JAUQUET: It's in May, it' next

21 week.

22 MR. PROKOP: Okay. So what I would do is by  
23 the May work session, tell -- what I would do is  
24 request that at least five days before the May work  
25 session he provide you with a written, you know,

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1 written workup of what he intends to do, and how  
2 he's going to effect the site plan, what changes  
3 he's going to need to make in the site plan.

4 CHAIRMAN JAUQUET: Okay. As the Board  
5 Chairman, I do that?

6 MR. DOWLING: Yeah.

7 MR. PROKOP: Yes.

8 CHAIRMAN JAUQUET: Okay. All right.

9 MR. PROKOP: And then, well, you know, if  
10 five days is --

11 CHAIRMAN JAUQUET: So we're going to give him  
12 a chance to respond, and then maybe we'll be able  
13 to decide what to do, right?

14 MR. PROKOP: Yes.

15 CHAIRMAN JAUQUET: Okay.

16 MR. PROKOP: You know, I think you should --

17 the minutes of the meeting are a public document,  
18 and I think he should look at the transcript of  
19 what happened tonight to get these comments, you  
20 know, because I think he should respond. He should  
21 probably count on responding to these, these  
22 things.

23 CHAIRMAN JAUQUET: Does he know where to get  
24 them?

25 MR. PROKOP: He can get them at Village Hall.

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1 It's actually online. It goes online in about two  
2 weeks.

3 CHAIRMAN JAUQUET: And what if -- what if he  
4 doesn't respond?

5 MR. PROKOP: Then I think we should just  
6 table the application, basically, deem it  
7 withdrawn.

8 CHAIRMAN JAUQUET: And then how does -- what  
9 happens to his activity there?

10 MR. ABATELLI: I think he just wasn't  
11 available tonight.

12 CHAIRMAN JAUQUET: Okay.

13 MR. ABATELLI: I don't think he's like run  
14 away or anything. So I think he'll come back to  
15 the meetings.

16 CHAIRMAN JAUQUET: Okay.

17 MS. GREENBERG: Call for a taxi, he'll come  
18 right over.

19 CHAIRMAN JAUQUET: Don't do that.

20 MS. GREENBERG: Sorry.

21 CHAIRMAN JAUQUET: Okay. Item #2.

22 MR. WILLIAMS: Thank you.

23 CHAIRMAN JAUQUET: Sure. Continued  
24 discussion of the owners of 34-36 Front Street.

25 MR. BURNS: Thank you for coming.

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1 MS. GREENBERG: Thank you.

2 CHAIRMAN JAUQUET: Rhumblin, Ed Healy and  
3 Terry Hass, who seek a site plan modification to  
4 include the installation of fencing and a tent  
5 canopy in the rear yard for use as an outdoor  
6 dining space and bar area. Since the last meeting,  
7 the owner has submitted a site plan for an outdoor  
8 bar/dining area. Further discussion is to include

9 planned hours of operation, water runoff/drainage  
10 plan and rear fence.

11 MR. DOWLING: We didn't get a site plan, did  
12 we?

13 CHAIRMAN JAUQUET: Are any of them here?

14 MR. DOWLING: Yeah, in the back.

15 CHAIRMAN JAUQUET: Oh, okay. Oh, hi. Sorry,  
16 I didn't see you.

17 MR. HASS: How are you?

18 CHAIRMAN JAUQUET: Good. How are you?

19 MR. HASS: My name is Terry Hass, I'm the  
20 owner of Rhumblin.

21 The site plan was for landscaping, for the  
22 runoff, right?

23 CHAIRMAN JAUQUET: Right.

24 MR. DOWLING: Right.

25 MR. HASS: I left here, I was a little

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1 confused last time --

2 CHAIRMAN JAUQUET: Okay.

3 MR. HASS: -- why we need runoffs. I didn't  
4 like -- I was thinking about it. Then I got

5 together with whoever I was with and we were  
6 talking about it, because the water -- we were  
7 worried about the water going into the parking lot  
8 in the back, running into there, but it's the same  
9 amount of water either way with a fence there or  
10 not.

11 So what I did, I went looking around at  
12 everybody's -- I mean, the tent. I went around  
13 looking at everybody's tents and nobody has it. It  
14 just falls in our property, which gives the same  
15 amount of water into the parking lot. It doesn't  
16 change anything, you know, putting the tent up.

17 CHAIRMAN JAUQUET: And what about a pervious  
18 material, you know, putting a perimeter that was  
19 there before? Wasn't that something that we were  
20 going to look at?

21 MR. DOWLING: Right.

22 MR. HASS: No, that was -- that wasn't for  
23 the tent, that was from the building, the last  
24 owners, I guess.

25 MR. DOWLING: But, yeah. The last time you

1           were here, you said that you were going to put in  
2           -- pick up, I guess, the concrete that was poured  
3           down and put the gravel back.

4           MR. HASS: Right. That's just a small area.  
5           That we got to put because that's for the runoff  
6           from the building there --

7           MR. DOWLING: Right. And you were going to  
8           give us a site plan about it.

9           MR. HASS: -- before I was there.

10          MR. DOWLING: You were going to give us a  
11          site plant to show where everything was going to  
be.

12          MR. HASS: Eileen has that already.

13          MR. DOWLING: She has that?

14          MR. HASS: No. It's already included in this  
15          -- it's included from years ago, I guess, from two  
16          years ago, before the other owners filled it in.  
17          They shouldn't have filled it in. It's a little  
18          area. It should be on the regular plan. That's  
19          what we were going to just pop over, but that has  
20          nothing to do with the tent and stuff.

21          MR. DOWLING: Right. But for a site plan for  
22          us -- for us to approve your tent, we need a site  
23          plan that shows where on the property the tent's  
24          going to go, where your tables are going to go.

25          MR. HASS: We gave that already.

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1 CHAIRMAN JAUQUET: He's got that in here.

2 MR. DOWLING: Do we have that?

3 CHAIRMAN JAUQUET: Yeah. It's just, you  
4 know --

5 MR. DOWLING: Okay. So the whole back is  
6 going to be covered.

7 CHAIRMAN JAUQUET: It shows the whole space  
8 right.

9 MR. DOWLING: Okay.

10 MR. HASS: But that other -- that other  
11 runoff isn't just my building.

12 CHAIRMAN JAUQUET: So you're not going to do  
13 anything about changing any drainage at this point?

14 MR. HASS: I'm going to change things anyway,  
15 I have to. I want to do that, because that's not  
16 only my building. I think it's two buildings going  
17 into that area. That's something different,  
18 though. That I got to do.

19 CHAIRMAN JAUQUET: But that's the regular  
20 roof.

21 MR. HASS: Yeah. That I'm working with --

22 CHAIRMAN JAUQUET: That's the perimeter roof.

23 MR. HASS: I'm working that out with -- I'm  
24 working that out with Eileen. We've got to get  
25 something over there again, because that runs from

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1 the buildings all the way down.

2 The fence is on -- the fence I'll drop the  
3 extra foot.

4 CHAIRMAN JAUQUET: You're going to do that?  
5 Oh, okay.

6 MR. HASS: Yeah.

7 MR. DOWLING: Yeah. That sign basically  
8 looks like a part of the fence.

9 MR. HASS: That's easy to do. That's what it  
is.

10 MR. DOWLING: Yeah. So it's up still.

11 MR. HASS: Yeah.

12 CHAIRMAN JAUQUET: Okay.

13 MR. DOWLING: And then the signage, if you do  
14 have the sign in there, it's got to be approved,  
15 and we need to see what the sign is going to be.

16 MR. HASS: That we have to go through. Yeah,

17 we're going to do that.

18 CHAIRMAN JAUQUET: All right.

19 MR. DOWLING: And the frame, the tent can't  
20 be bolted.

21 MR. HASS: No, it don't have to be. I spoke  
22 to them, it don't have to be.

23 MR. DOWLING: Okay. Yeah, excepts it's got  
24 to be -- if it's a temporary structure, it can't be  
25 bolted down.

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1 MR. HASS: Right.

2 MR. DOWLING: Then it' physically attached  
3 and it's not temporary anymore.

4 MR. HASS: They said the weight of it and all  
5 that. I wasn't -- I didn't -- you know, I don't  
6 know anything, that much about those things. And  
7 then there's an opening on the top, that if it is  
8 windy, it doesn't matter, it goes right out of  
9 there. I didn't know that, the way they're made.

10 CHAIRMAN JAUQUET: All right. Oh, so there  
11 is -- there is a gutter system that will surround  
12 the tent? Is that on the ground?

13 MR. HASS: There's a gutter system from the  
14 building along the left-hand side.

15 CHAIRMAN JAUQUET: Oh, okay.

16 MR. HASS: That's the one I've got to fix.  
17 That has to do with the buildings. It has to do  
18 with the building next door --

19 CHAIRMAN JAUQUET: Okay.

20 MR. HASS: -- and mine, because they both run  
21 together. It's an old -- they had that there so  
22 long.

23 CHAIRMAN JAUQUET: But you say there's a  
24 gutter system that will surround the tent, but not  
25 really.

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1 MR. HASS: No, we don't.

2 CHAIRMAN JAUQUET: You don't.

3 MR. HASS: And that's why I looked around. I  
4 was wondering why we need a gutter system on the  
5 tent.

6 CHAIRMAN JAUQUET: Oh, for that, okay.

7 MR. HASS: I might have been the one that  
8 brought it up, to tell you the truth.

9 CHAIRMAN JAUQUET: All right.

10 MR. HASS: But it's still the same water  
11 falling in, into our property there. The gutter  
12 system was to protect kind of the customers, if  
13 they were like at the edge of the tent, you know,  
14 and they don't get wet.

15 CHAIRMAN JAUQUET: Right, yeah, I know. I  
16 understand.

17 MR. HASS: That's what it was really for,  
18 because Mill's brought it up to me once. It wasn't  
19 for --

20 CHAIRMAN JAUQUET: Oh. But you're not going  
21 to do that?

22 MR. HASS: No, no, I don't need -- I don't  
23 have -- I'm not going to use it that much for the  
24 tent.

25 CHAIRMAN JAUQUET: Okay. What else?

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1 MR. HASS: But with the other gutters, I am  
2 working with Eileen to open that back up. She's  
3 supposed to come by.

4 MR. DOWLING: And do you -- because you're --

5 MR. HASS: That will be easy enough.

6 MR. DOWLING: -- adding more seating and  
7 stuff, do you have to go through the County, I  
8 guess, for liquor and everything for your liquor  
9 license for having more seating?

10 MR. HASS: No.

11 MR. DOWLING: No?

12 MR. HASS: The liquor license, I have it. I  
13 have a second one for the back if I need it.  
14 They're already approved.

15 CHAIRMAN JAUQUET: You got the extension?

16 MR. HASS: The State approved the outside  
17 already.

18 CHAIRMAN JAUQUET: You have an extension for  
19 the outside from the Health -- for the State liquor  
20 license?

21 MR. HASS: I have a new one. I took two  
22 licenses.

23 CHAIRMAN JAUQUET: Right. You need one for  
24 the back.

25 MR. HASS: I got one.

1           CHAIRMAN JAUQUET: Okay. But that's really  
2 not our --

3           MR. HASS: Yeah, they approved it like four  
4 months, five months, yeah.

5           CHAIRMAN JAUQUET: You have to have it,  
6 right? I don't know what else.

7           MR. DOWLING: See, the only thing, you know,  
8 he was -- what we were supposed to get was a site  
9 plan showing -- because you requested landscaping,  
10 anything like that, any details.

11          CHAIRMAN JAUQUET: Oh, yeah.

12          MR. DOWLING: At the last meeting.

13          CHAIRMAN JAUQUET: Is there going to be any  
14 landscaping?

15          MR. HASS: No. I can't break that cement or  
16 I'm going to crack it through. I can break the  
17 area where they poured, because it separated.

18          CHAIRMAN JAUQUET: All right.

19          MR. HASS: Or I'm going to start getting  
20 cracks through the whole thing.

21          CHAIRMAN JAUQUET: Right. So you're not  
22 going to

23          MR. HASS: So what we're going to do -- we're  
24 looking to do is just put all potted plants around  
25 and do stuff like that.

1 CHAIRMAN JAUQUET: Okay. Is that in this  
2 description, the potted plants?

3 MR. HASS: No, but that's on the inside.  
4 That's on the inside of the property.

5 CHAIRMAN JAUQUET: Okay.

6 MR. DOWLING: Not visible from the street at  
all?

7 MR. HASS: Yeah, that's not visible.

8 CHAIRMAN JAUQUET: Well, it can all be behind  
9 the fence.

10 MR. HASS: None of that is going to be  
11 visible.

12 MR. PROKOP: What is the occupancy of the  
13 tent? It's going to be what, table dining, is that  
14 what it is?

15 MR. HASS: Yeah, I believe it's 40. Do you  
16 remember?

17 AUDIENCE MEMBER: I have that.

18 MR. HASS: We should have it.

19 MR. ABATELLI: It should be on something.

20 MR. PROKOP: And are you increasing your  
21 bathrooms inside? Are you going to bathroom

22 outside? What are you going to do?

23 MR. HASS: No.

24 MR. PROKOP: No. And there was a mention of  
25 outdoor music. We can't -- the Board cannot

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1 approve outside music.

2 MR. HASS: There's been outdoor music there  
3 for like 10 years, more than that, like 15 years  
4 now. I just have the existing one. It's not --  
5 you can't hear it. I mean, we went through the  
6 code, and at 55 decibels that you're allowed, you  
7 can't even come close to hearing it in the parking  
8 lot. It's not a -- actually, we tested it today,  
9 too.

10 CHAIRMAN JAUQUET: So what is -- what's the  
11 code?

12 MR. ABATELLI: I think what -- really, I  
13 don't think I can speak. I'm not able to speak.

14 MR. HASS: I think you have the seating, the  
15 capacity and stuff.

16 CHAIRMAN JAUQUET: Yeah, I have that here.

17 MR. HASS: Oh, you do have it. All right.

18 CHAIRMAN JAUQUET: Yeah. We went over that.

19 MR. ABATELLI: The outside music is  
20 prohibited.

21 MR. HASS: Right.

22 MR. ABATELLI: The Village, I guess, you  
23 know, and I'll say, being one of the guilty people  
24 of not enforcing the outdoor music rule, you cannot  
25 have outdoor music. Speakers in front of your

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1 building are illegal. The speakers in front of a  
2 number of other places are illegal. And I think  
3 that --

4 CHAIRMAN JAUQUET: They're legal or illegal?

5 MR. DOWLING: Illegal.

6 MR. BURNS: Illegal.

7 MR. ABATELLI: Illegal. And I think the  
8 Village now where people are saying, "Well, I have  
9 it, so I can have more," is going to create a big  
10 problem. So I think we really have to get on the  
11 ball with this, because it is getting out of hand.  
12 When someone just has a little light music --

13 MR. HASS: Well, the back is different,

14 because it doesn't go off the property.

15 MR. ABATELLI: The back is not different,  
16 it's outdoor music.

17 MR. HASS: Yeah.

18 MR. ABATELLI: But I really shouldn't get too  
19 into this.

20 MR. DOWLING: Yeah.

21 MR. PROKOP: If Enforcement chooses not  
22 enforce it, you know, that's one thing, that really  
23 doesn't have anything to do with the Board. But  
24 the problem is if we have him come in with an  
25 application we can't approve, it can't be part of

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1 the application.

2 MR. HASS: Right.

3 MR. PROKOP: It has to be -- you know, there  
4 has to be some kind -- it has to be dealt with.

5 So this is my first meeting back after being  
6 out for a couple of meetings. So I'll take a look  
7 at the application and see --

8 MR. HASS: Okay.

9 MR. PROKOP: -- before next week's meeting

10 and figure it out.

11 MR. HASS: They do enforce it, though.

12 MR. ABATELLI: When it gets unbelievably  
13 loud. I know I've --

14 MR. HASS: They come back at night. Now,  
15 with the police, we were talking with them  
16 actually, and it was 10:30. You know, we took it  
17 down totally.

18 MR. ABATELLI: But, I mean, there  
19 shouldn't --

20 MR. HASS: We took it off, yeah.

21 MR. ABATELLI: I mean, this isn't only you.  
22 There's probably five or six places.

23 MR. HASS: Oh, it's everybody down the  
24 whole -- I know, I know.

25 MR. ABATELLI: Right. But that's becoming a

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1 problem. They're trying drown each other out.

2 MR. HASS: Right.

3 MR. ABATELLI: It started with a few, you  
4 know, low, just a little soft music, and then  
5 it's -- you know, you can't even hear what the

6 songs are, because across the street --

7 MR. HASS: No, I know. I know that.

8 MR. ABATELLI: -- it's louder than your side,  
9 so it really has to be reined in.

10 CHAIRMAN JAUQUET: So take that off.

11 MR. HASS: Yeah.

12 MR. DOWLING: And don't turn it on, I guess,  
13 is the other thing.

14 CHAIRMAN JAUQUET: Otherwise --

15 MR. HASS: That's what the back is for, it's  
16 for the quiet area, actually, so.

17 CHAIRMAN JAUQUET: Well, that's fine, then.

18 MR. HASS: It gets loud inside at night.

19 CHAIRMAN JAUQUET: But we're going to start  
20 enforcing this anyway, so --

21 MR. HASS: Yes.

22 CHAIRMAN JAUQUET: -- take it off your  
23 application.

24 MR. DOWLING: Yeah. So you need to revise  
25 your application, take out the sound.

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1 MR. HASS: Yeah.

2           MR. DOWLING: Fence of six feet. The frame  
3 is not bolted to the ground, it's a temporary  
4 structure.

5           MR. HASS: Right.

6           MR. PROKOP: Is it going to be heated, the  
7 tent?

8           MR. HASS: No.

9           MR. PROKOP: No?

10          MR. HASS: No. It's just temporary. It's  
11 only for the summer. The whole bar is removable.  
12 We remove everything for the back.

13          CHAIRMAN JAUQUET: So give us a -- give us a  
14 revised one of these, this file copy with your  
15 description with those changes.

16          MR. HASS: All right.

17          CHAIRMAN JAUQUET: And just bring that to the  
18 next meeting.

19          MR. HASS: When is the next meeting?

20          CHAIRMAN JAUQUET: Next week.

21          MR. HASS: Oh, next --

22          CHAIRMAN JAUQUET: Yeah.

23          MR. HASS: All right.

24          MR. DOWLING: Or get it to Eileen before the  
25 next meeting so she gets it to us

1 CHAIRMAN JAUQUET: Or get it to Eileen.

2 MR. HASS: Yeah, I can do that.

3 MR. PROKOP: The reason why the Board asked  
4 you for a runoff plan, and I know your response is  
5 it's the same water, but the problem is that the  
6 lot is designed in a certain way --

7 MR. HASS: Right.

8 MR. PROKOP: -- so that the water flows in a  
9 certain direction. What happens when you introduce  
10 a structure like the tent, it changes -- it may be  
11 the same water, you know, I can't disagree with  
12 that, obviously --

13 MR. HASS: Right.

14 MR. PROKOP: -- but the problem is you're  
15 changing the flow of the same water. So that's why  
16 it's important to have some kind of an indication  
17 as to what's going to happen with the runoff.

18 MR. HASS: Well, I thought as long as it  
19 stays on the inside of the property. You know, it  
20 actually comes down -- I didn't do the mathematics,  
21 but they told me it actually comes back down the  
22 same way, the same amount, because it all comes

23 straight down the fence and out, the same as it  
24 would when it rains if the tent wasn't there.  
25 That's -- I don't know.

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1 MR. PROKOP: Well, I mean, yeah, but I think  
2 the problem is that the Board asked you for that  
3 information.

4 MR. HASS: Yeah.

5 MR. PROKOP: And you can't just say it's the  
6 same water, and "I don't know." You have to really  
7 do something about it. If it was enough of a  
8 concern of the Board that they asked you to do  
9 that, you really should provide something.

10 MR. HASS: Well, we looked at it, and what I  
11 did, I brought someone with me that does all that  
12 kind of stuff, you know, just in case, you know.

13 MR. PROKOP: Because this is like a big deal.  
14 I mean, it's not a small thing, you know, for you  
15 and for us. So if something is requested like  
16 that, you really should look into it, please.

17 MR. HASS: I could look into it. But then,  
18 like I said, we got to break up -- we can't break

19 up the cement. And somebody said it last week here  
20 on the Board, that if we break it, it's going to  
21 crack. It's all cement.

22 MR. PROKOP: Well, I think the question was  
23 just to give a plan of what the runoff was going to  
be.

24 MR. DOWLING: Right.

25 MR. HASS: We were talking about putting the

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1 runoffs in like a natural type thing, which we  
2 would have to break cement to do, you know, and  
3 that would crack by the sidewalks, that would  
4 crack, you know. I was just wondering, that's why.  
5 Then we did take some pictures. We went around  
6 looking. No one has anything like that. They  
7 actually have it running into the sidewalks, the  
8 whole thing the way it is over the sidewalks. We  
9 don't have anything like that, we still have it on  
10 our property.

11 CHAIRMAN JAUQUET: Yeah. I mean, the tent  
12 changes how water runs. You know, it might be  
13 more -- you might have more of a runoff onto that

is.

14 sidewalk than anybody else once it starts raining  
15 because of the tent.

16 MR. HASS: We won't have anymore than there

17 CHAIRMAN JAUQUET: Well, it's all going in,  
18 you know, one direction. Half of the space is in  
19 -- is draining in one place now because of the tent  
20 canopy.

21 MR. DOWLING: Instead of the water falling  
22 flat in that spot, it's being directed in four  
23 different areas.

24 MR. HASS: Yeah, it makes -- it makes it kind  
25 of easier to go out.

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1 CHAIRMAN JAUQUET: Well, no.

2 MR. DOWLING: Where is it going out, though?  
3 Is it like on the north side, where it hits the  
4 parking lot? Is it all -- if it's really raining,  
5 that will flow the rain --

6 MR. HASS: No, that would drain right  
7 outside.

8 MR. DOWLING: -- so people can't walk past  
9 without getting bombarded by a lot of water runoff.

10 MR. HASS: No, no, they don't get it. It's  
11 in the property. It doesn't fall over the fence.

12 MR. DOWLING: The tent is right up to the  
13 fence line on your drawing, though.

14 MR. HASS: Right. That's -- the water falls  
15 before it come out of the property. It comes  
16 before it goes over the property. I'm not putting  
17 the fence out of the property, I mean, the tent.  
18 It's still staying on the -- in the property.

19 CHAIRMAN JAUQUET: All right. Well, that's

--

20 MR. HASS: I'll talk to her. I'll make it up  
21 and I'll go to Eileen.

22 CHAIRMAN JAUQUET: -- a project in progress,  
23 you know. Talk to her about that.

24 MR. HASS: Yeah, I will. I already did, and  
25 she says, you know -- I got to talk to her more.

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1 CHAIRMAN JAUQUET: Okay. Do you have the  
2 tent? Do you have the tent?

3 MR. HASS: (Shook head no.)

4 CHAIRMAN JAUQUET: You don't have it yet?

5 MR. HASS: No, it's not at the place yet.  
6 It's in Huntington where I'm getting it from.  
7 They're putting it in, they're installing it.

8 MR. PROKOP: Do we have a picture of the tent  
9 for the file?

10 CHAIRMAN JAUQUET: Yeah, there's one in  
11 there.

12 MR. PROKOP: Yeah. I think we should have  
13 it, you know, and an elevation or a -- you know,  
14 either a rendering or picture for -- oh, we do have  
15 that?

16 CHAIRMAN JAUQUET: Well, it's just a -- it's  
17 a picture from a catalog.

18 MR. HASS: Yeah, that's all it is. That's  
19 their tent.

20 MR. PROKOP: Okay.

21 MR. PROKOP: That's one of their tents. They  
22 got like two or three of them --

23 CHAIRMAN JAUQUET: So it's not really --

24 MR. HASS: -- that are like that, that's all  
25 that is. It's just a temporary tent, it's nothing

1 crazy or, you know, big.

2 CHAIRMAN JAUQUET: All right. So you got to  
3 make the changes on here and have an update on what  
4 you're going to do about it.

5 MR. HASS: Right, and I'll drop it off to  
6 Eileen.

7 MR. DOWLING: Yeah.

8 CHAIRMAN JAUQUET: And do that before the  
9 next meeting, yeah. Okay.

10 MR. HASS: Thank you.

11 MR. BURNS: Thank you.

12 CHAIRMAN JAUQUET: Okay. Number 3 is  
13 continued discussion of a new application for 300C  
14 Main Street, Nick DeCillis, the new tenant,  
15 proposes to open and operate an Italian specialty  
16 store with tapas, and would like to obtain a wine  
17 and beer tavern license.

18 All right. I guess we had asked you to  
19 update the site plan that you had brought.

20 MR. DECILLIS: Yeah. Last time I was here,  
21 we talked about the umbrellas for the patio and the  
22 shelves, and also that back table on the rear  
23 patio, which would be four seats, and I think it's  
24 approved, I think, for eight or ten. And the  
25 shelving, I added the shelving in. It's a

1 three-tier shelf. There's three of them that we're  
2 building.

3 CHAIRMAN JAUQUET: Okay.

4 MR. DECILLIS: One by the corner that goes  
5 into the other -- I guess the other building, the  
6 business there where the bathroom is, and then the  
7 two on the east side of the building, and they're  
8 three-tier shelves.

9 CHAIRMAN JAUQUET: I don't know. It looks  
10 like -- it looks like --

11 MR. DOWLING: It's consistent with what we  
12 asked for.

13 CHAIRMAN JAUQUET: Yeah. So, I mean, it  
14 looks like we could probably, you know, approve  
15 this at the next meeting so you can go ahead.

16 MR. DECILLIS: Okay.

17 CHAIRMAN JAUQUET: I don't see any other --  
18 there weren't really any other issues.

19 MR. DOWLING: No, simple.

20 CHAIRMAN JAUQUET: And the signage was --

21 MR. DECILLIS: The sign, I have the Historic,

22 for the building, I believe that's next week. So I  
23 have that signage that they requested. I'll bring  
24 that.

25 CHAIRMAN JAUQUET: Bring that in so we can

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1 take a look at that, yeah.

2 MR. DECILLIS: For you guys?

3 CHAIRMAN JAUQUET: Bring it in so we can take  
4 a look at it.

5 MR. DECILLIS: Oh, okay.

6 CHAIRMAN JAUQUET: Yeah.

7 MR. DECILLIS: Okay.

8 CHAIRMAN JAUQUET: All right. Okay, that  
9 sounds good.

10 MR. DECILLIS: Thank you.

11 CHAIRMAN JAUQUET: Item #4 is discussion of a  
12 new application for site plan review for a change  
13 of use at 120-122 Front Street Unit No. 5, where a  
14 new tenant proposes to construct an existing retail  
15 store in a 49-seat cafe bar to be known as Moon  
16 Star Cafe Bar; Section 4, Block 9, Lot 28.003.

17 Is anybody here to talk about that? Describe

18 what you're going to do.

19 MR. KAPELL: Members of the Board, Dave  
20 Kapell, 400 Front Street, Greenport, for the  
21 applicant, Moon Star Cafe Bar, LLC. I'm  
22 accompanied this evening by Ahmet Ozel, who's the  
23 principal of the company that is making this  
24 proposition.

25 The intent is to create -- I don't know if

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1 you're familiar with the space. This is one of the  
2 stores in the back of Front Street Garden, which is  
3 a notoriously difficult space to rent. And the  
4 applicants propose to enliven that location with a  
5 cafe bar operation. There'll be no kitchen, no  
6 cooking on premises. Food served will be prepared  
7 offsite, heated in a microwave.

8 And they propose indoor and outdoor seating,  
9 the idea being that the outdoor seating, in  
10 addition to providing additional service space,  
11 will generate interest in that back end of the  
12 courtyard, which historically has been very  
13 difficult to find tenants for.

14           The garbage, a couple of key issues that I  
15           want to point out, garbage will be contained,  
16           refrigerated in the store for delivery directly to  
17           the waste collection operation, so there'll be  
18           no -- there's no proposal for a dumpster. All  
19           equipment in the building, in the store will be  
20           electric, so there's no propane involved. So  
21           there's no propane and no dumpster, no kitchen.  
22           Very simple operation.

23           CHAIRMAN JAUQUET: And so what's going to be  
24           served there?

25           MR. OZEL: Beverage, beverages, and prepared

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1           food.

2           CHAIRMAN JAUQUET: Brought in, as you said,  
3           from offsite preparation facilities somewhere; is  
4           that right?

5           MR. OZEL: Yeah.

6           MR. KAPELL: From a Health-Department-  
approved source.

7           CHAIRMAN JAUQUET: Okay.

8           MR. DOWLING: And this is going to be -- but  
9           there's no cooking, that you are reheating

10 it onsite?

11 MR. KAPELL: Yes, in a microwave.

12 MR. OZEL: Yeah, microwave.

13 CHAIRMAN JAUQUET: So you're installing a new  
14 bathroom, is that -- you're renovating whatever  
15 bathroom is there already?

16 MR. KAPELL: I think it will be -- it will  
17 effectively be a new bathroom that, you know, is  
18 handicapped accessible and meets the code.

19 CHAIRMAN JAUQUET: And what about -- there's  
20 got to be a sink or something. I don't see a sink  
21 on the -- in the kitchen -- or, I mean, in the  
22 counter area. I know it's not a kitchen.

23 MR. KAPELL: Well, there's going to be a bar,  
24 so there will be a requirement for a sink to  
25 provide sanitary facilities for the bar.

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1 CHAIRMAN JAUQUET: Okay. So that's coming on  
2 the site -- that's to come, then, on the site plan?

3 MR. KAPELL: Yeah. The Architect who  
4 prepared the plans is here. Iral, do you want to  
5 come up for a minute and respond?

6 MR. TALGAT: Sure.

7 CHAIRMAN JAUQUET: And if there's a bar, does  
8 that mean there's liquor? There's going to be  
9 liquor?

10 MR. KAPELL: Yes, alcohol and coffee.

11 CHAIRMAN JAUQUET: Okay. So wine, beer,  
12 liquor, the whole nine yards?

13 MR. KAPELL: Yeah.

14 CHAIRMAN JAUQUET: Okay.

15 MR. KAPELL: Iral Talgat, the Architect on  
16 the project.

17 MR. TALGAT: There will be a bar, and with  
18 the bar, there will be a sink and water, so yes.

19 CHAIRMAN JAUQUET: Okay.

20 MR. TALGAT: But there's nothing as shown.  
21 We're waiting for plans to come from the bar  
22 designer for that in the kitchen.

23 CHAIRMAN JAUQUET: Okay. So that goes in  
24 somewhere on that counter?

25 MR. KAPELL: Under the counter.

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1 MR. TALGAT: Right. Yeah, under the counter,

2 right.

3 CHAIRMAN JAUQUET: Either the counter or  
4 the --

5 MR. TALGAT: Right.

6 CHAIRMAN JAUQUET: The counter along the  
7 structural wall. Where is it going to be? It's  
8 got to be in front. It's got to be on the counter  
9 area, because --

10 MR. TALGAT: Usually, the sink is right where  
11 the counter is, right below that.

12 CHAIRMAN JAUQUET: Where those seats are,  
13 along where the -- in back of the seats.

14 MR. TALGAT: Right, uh-huh. The back will be  
15 the display for either beverages, alcoholic,  
16 nonalcoholic, things of that nature.

17 CHAIRMAN JAUQUET: So there's refrigeration  
18 as part of that --

19 MR. TALGAT: Yes, yes.

20 CHAIRMAN JAUQUET: -- operation?

21 MR. TALGAT: Yes.

22 CHAIRMAN JAUQUET: Ice-maker.

23 MR. TALGAT: Yes.

24 CHAIRMAN JAUQUET: That kind of equipment --

25 MR. TALGAT: Yes.

1 CHAIRMAN JAUQUET: -- going to be installed,  
2 so --

3 MR. DOWLING: So a lot of plumbing is  
4 basically going to be installed?

5 CHAIRMAN JAUQUET: Yeah, there's a --

6 MR. TALGAT: There's going to be plumbing  
7 installed, correct, yes.

8 CHAIRMAN JAUQUET: -- plumbing and  
9 electric redo --

10 MR. TALGAT: Yes, yes.

11 CHAIRMAN JAUQUET: -- to handle all that?

12 MR. TALGAT: Yes.

13 CHAIRMAN JAUQUET: Yeah, right. And that's  
14 part of the Building Department's C of O process.

15 MR. BURNS: Outdoor seating always puzzled  
16 me, because sometimes it's on public property, and  
17 I don't know who's property --

18 MR. KAPELL: This is private property.

19 MR. DOWLING: It's all private.

20 CHAIRMAN JAUQUET: It's all private.

21 MR. BURNS: That's part of their lease.

22 MR. KAPELL: As you know, you know, you're

23 familiar with Front Street --

24 MR. BURNS: Yeah.

25 MR. KAPELL: -- Garden Courtyard.

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1 MR. BURNS: Right.

2 MR. KAPELL: Yeah, that's private -- that's  
3 all part of that piece of real estate and their  
4 lease encompasses that area.

5 CHAIRMAN JAUQUET: And you're in the process  
6 of getting your liquor licenses from the State,  
7 right?

8 MR. KAPELL: Yes.

9 MR. OZEL: Yeah.

10 CHAIRMAN JAUQUET: That's to come, too?

11 MR. KAPELL: Yeah, the liquor license  
12 application --

13 CHAIRMAN JAUQUET: When do you plan on  
14 opening? When is the timetable for --

15 MR. KAPELL: Last week.

16 CHAIRMAN JAUQUET: How long does it take to  
17 get a -- when did you apply for the liquor license?  
18 How long does that take? We're just not familiar

19 with that.

20 MR. OZEL: One month.

21 CHAIRMAN JAUQUET: One month? Is that right?  
22 Is that about right for them?

23 MR. TALGAT: You applied a one month ago and  
24 they should probably --

25 MR. OZEL: Yeah, I applied one month ago.

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1 MR. TALGAT: One month ago.

2 MR. KAPELL: Probably at least another month.

3 CHAIRMAN JAUQUET: And I would -- you know,  
4 the kind of things that the Planning Board gets  
5 involved in, you know, the style type of your  
6 outdoor table, is it plastic, metal, wood? Or, you  
7 know, it's got to stand up to the elements.

8 MR. OZEL: Wood and plastic.

9 CHAIRMAN JAUQUET: Excuse me, wood and --

10 MR. OZEL: Wood table and plastic table.

11 CHAIRMAN JAUQUET: And glass top?

12 MR. OZEL: No, no glass.

13 CHAIRMAN JAUQUET: Wood table, plastic  
14 chairs?

15 MR. OZEL: Yeah.

16 MR. BURNS: There'll be a sign on the  
17 building?

18 MR. TALGAT: There will be a sign on the  
19 building. And do we have a copy of the sign?

20 MR. OZEL: Yes.

21 MR. TALGAT: Along with the table and chairs  
22 outside, there will be umbrellas also.

23 CHAIRMAN JAUQUET: Okay.

24 MR. DOWLING: That should be included on the  
25 site plan, just so if we approve it and it doesn't

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1 have umbrellas there and you put an umbrella, it's  
2 not approved.

3 MR. TALGAT: Okay.

4 CHAIRMAN JAUQUET: Yeah. Do that, yeah.

5 MR. TALGAT: Okay. So we'll show umbrellas  
6 at each one of the tables.

7 CHAIRMAN JAUQUET: Right.

8 MR. TALGAT: Okay.

9 MR. DOWLING: And if there's going to any  
10 kind of landscaping outside, that should be shown

11 so we can see it.

12 MR. TALGAT: So there would be no  
13 landscaping.

14 MR. DOWLING: Okay.

15 CHAIRMAN JAUQUET: What about heaters?

16 MR. TALGAT: There's no provisions at this  
17 moment for heaters.

18 CHAIRMAN JAUQUET: Right.

19 MR. DOWLING: Forty-nine seats, that's a lot  
20 of food to be going in and out of there. Is there  
21 like storage for all of that?

22 MR. TALGAT: Well, food or drink.

23 MR. DOWLING: Yeah.

24 MR. TALGAT: Drink.

25 MR. KAPELL: It's primarily a beverage

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1 operation.

2 MR. DOWLING: So more of a bar?

3 MR. KAPELL: Right, absolutely, bar and cafe.  
4 I think there's also going to be an emphasis on  
5 coffee drinks.

6 CHAIRMAN JAUQUET: So what kind of food?

7           What's the food going to be, you know, breakfast,  
8           lunch?

9           MR. TALGAT:  No, I don't --

10          CHAIRMAN JAUQUET:  Dinner fair?

11          MR. TALGAT:  I think it might just be snacks  
12          that go along with beverages.

13          CHAIRMAN JAUQUET:  Yeah.  And what were the  
14          hours going to be?

15          MR. TALGAT:  One second.

16          MR. KAPELL:  Ahmet, the Planning Board's  
17          asking what you're planning in terms of hours of  
18          operation.

19          MR. OZEL:  One o'clock to three o'clock.

20          MR. KAPELL:  One o'clock in the afternoon.

21          MR. OZEL:  Afternoon.

22          MR. DOWLING:  Until three in the morning?

23          MR. OZEL:  Yeah, three o'clock in the  
24          morning.

25          MR. DOWLING:  Are you planning outdoor music?

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1           MR. KAPELL:  No.

2           CHAIRMAN JAUQUET:  We're disallowing music.

3 I don't know if that gets involved in private --

4 MR. DOWLING: Well, it doesn't have outdoor  
5 music.

6 CHAIRMAN JAUQUET: It's public space, right.

7 MR. DOWLING: I mean, that building, that  
8 goes right out.

9 CHAIRMAN JAUQUET: Right.

10 MR. DOWLING: I'm not sure what we'd have to  
11 look up in the Village Ordinance for food service  
12 and whether microwaving is cooking or not. Or,  
13 Dave, do you know of any kind of --

14 MR. TALGAT: Excuse me. This is a copy of  
15 the sign.

16 MR. KAPELL: It's, frankly, no different --  
17 there's no difference between this and the  
18 operation at Whiskey Wind, for example, that's been  
19 there for years. They -- you know, they have pizza  
20 that they heat up at Whiskey Wind. They serve  
21 hotdogs, I think. You know, it's kind of a typical  
22 tavern type operation.

23 MR. DOWLING: That's new to that space,  
24 though.

25 MR. KAPELL: Excuse me?

1 MR. DOWLING: Yeah, but it's new, it's a new  
use.

2 MR. KAPELL: Yeah, but it's conforming.

3 MR. DOWLING: Yup.

4 CHAIRMAN JAUQUET: I think, maybe, you know,  
5 when you get your architectural plans, you should  
6 just describe to us the hours of operation, the  
7 fact that there will be not -- just don't put any  
8 music in there, because you can't do that anymore.

9 MR. TALGAT: No outdoor music.

10 CHAIRMAN JAUQUET: No outdoor music.

11 MR. TALGAT: Okay.

12 CHAIRMAN JAUQUET: And I guess -- I don't  
13 think there are any other real issues. You know,  
14 the other thing --

15 MR. DOWLING: It would be nice to see a  
16 picture of what the tables and chairs are going to  
17 look like.

18 MR. KAPELL: Yeah, that's what I, you know --

19 MR. KAPELL: And a sign-makers rendering of  
20 the sign.

21 MR. TALGAT: Well, we have that.

22 CHAIRMAN JAUQUET: Yeah.

23 MR. TALGAT: I submitted that.

24 CHAIRMAN JAUQUET: And that has got to  
25 conform to the sign and sizes.

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1 MR. KAPPELL: We'll give you the dimensions of  
2 the sign and the location.

3 CHAIRMAN JAUQUET: Yeah, add that to the, you  
4 know -- and then, if there's going to be any kind  
5 of landscaping out there.

6 MR. TALGAT: There will be no landscaping.

7 CHAIRMAN JAUQUET: I don't know if that's the  
8 purview of us on a --

9 MR. KAPPELL: There's existing landscaping  
10 there.

11 CHAIRMAN JAUQUET: There's some boxes.

12 MR. KAPPELL: Yeah, there are planters in the  
13 middle of the courtyard.

14 CHAIRMAN JAUQUET: Yeah.

15 MR. TALGAT: But that's all the way out in  
16 the front, which has nothing to do with this  
17 operation here.

18 CHAIRMAN JAUQUET: Yeah, I know, but he may

19 want to add something. If he does, tell us, if you  
20 want to add potted plants between tables or  
21 something.

22 MR. TALGAT: Okay.

23 CHAIRMAN JAUQUET: Which is a typical kind  
24 of -- put that in now, even if you aren't going to  
25 do it.

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1 MR. TALGAT: Okay.

2 CHAIRMAN JAUQUET: Because you might want to  
3 later.

4 MR. TALGAT: Okay.

5 MR. DOWLING: Who is it that decides how many  
6 tables are allowed, how many seats inside a  
7 structure? Because they're asking for 49, total of  
8 49 seats. So, I mean, we can't approve it unless  
9 we know that that's technically allowed.

10 MR. ABATELLI: Right. Well, it starts with  
11 the applicant.

12 MR. DOWLING: Okay.

13 MR. ABATELLI: But, basically, there are  
14 formulas for inside, and then it's -- really, they

15 should provide a layout, which I think they do,  
16 right?

17 MR. DOWLING: Yeah.

18 CHAIRMAN JAUQUET: Uh-huh.

19 MR. ABATELLI: And that's -- what is in the  
20 layout is what's then -- you approve or don't  
21 approve.

22 MR. DOWLING: Right.

23 MR. KAPELL: Yeah. The Health Department  
24 standard for a bathroom -- for bathrooms is one  
25 bathroom for every 49 seats. That's how the 49

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1 seats arrived -- was arrived at.

2 MR. DOWLING: Okay.

3 CHAIRMAN JAUQUET: Yeah, Eileen was saying  
4 this.

5 MR. DOWLING: And then also, according to  
6 your volume is what they actually do as well for  
7 seating.

8 MR. KAPELL: Well, that's the Building  
9 Inspector's purview. She would make a calculation  
10 to ensure that. But, you know, the Architect --

11 MR. DOWLING: Okay. So we need that as well  
12 from Eileen, then.

13 CHAIRMAN JAUQUET: Yeah.

14 MR. PROKOP: It's in the New York State  
15 Building Code.

16 MR. KAPELL: Construction Code.

17 MR. PROKOP: It's a combination of what's  
18 called the Building Code and existing Building  
19 Code. There's a formula for seating per square  
20 footage based on the type of use.

21 So what the Building Inspector has to do is,  
22 and she may have already done this, but what she  
23 does as part of her job is she assesses the --  
24 determines the use, and then determines the square  
25 footage, and then comes up with the number of seats

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1 that could be allowed. So it's a function, as  
2 Mayor Kapell said, that it's a -- the Health  
3 Department comes in, too, they have a factor, but  
4 there's also a factor that comes in under the State  
5 Building Code.

6 So like standing room -- an establishment

7           that has standing only is -- I think that's five  
8           square feet per person. An establishment that is a  
9           combination of standing and sitting I think is like  
10          nine feet per person, and then there's another nine  
11          square feet per person, then there's another factor  
12          for sitting, seated dining.

13                 MR. ABATELLI: Exactly. Even factors for if  
14                 they're fixed seats, or if the seats can be moved  
15                 around, but there are different formulas.

16                 MR. PROKOP: So we'll take a look at it.

17                 MR. ABATELLI: But there's a degree of common  
18                 sense.

19                 MR. DOWLING: So we should get that from  
20                 Eileen before the next meeting so we can approve  
21                 how many seats we can allow on the site plan.

22                 MR. TALGAT: Part of what you're saying is  
23                 correct. Public assembly, which this is, I don't  
24                 remember the coefficient, and that's basically for  
25                 occupancy --

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1                 MR. PROKOP: Right.

2                 MR. TALGAT: -- where the Fire Marshal gets

3 involved in. But when it comes down to tables and  
4 chairs, when you go through the Health Department  
5 specifications and calculations to develop some  
6 kind of septic system, they have calculations for  
7 that, which are completely independent from what  
8 we're saying here. Our limit is going to be the  
9 bathroom. Our bathroom is going to limit the total  
10 number of chairs for this facility. Forty-nine  
11 chairs, I tried fitting 49 chairs on the interior  
12 space and that was pretty tight.

13 CHAIRMAN JAUQUET: Yeah.

14 MR. TALGAT: It was very tight,

15 MR. PROKOP: What about the New York State  
16 Plumbing Code, doesn't the Plumbing Code have a  
17 limit on the number of people per bathroom?

18 MR. TALGAT: It does. Again, that -- I don't  
19 have the numbers in front of me or in my recall,  
20 but there is a coefficient for that.

21 MR. PROKOP: Okay.

22 MR. TALGAT: But everything kind of -- for  
23 example, this bathroom will basically limit us in  
24 terms of numbers of seats, unless we add another  
25 bathroom. Again, the Building Inspector gets

1 involved at that point.

2 MR. PROKOP: Yeah.

3 CHAIRMAN JAUQUET: You don't have any plans  
4 to do that, thought, at this point?

5 MR. TALGAT: Right now, it's just one  
6 bathroom and 49 chairs.

7 CHAIRMAN JAUQUET: And the 49 formula.

8 MR. TALGAT: Huh?

9 CHAIRMAN JAUQUET: You're working with the  
10 49-seat formula?

11 MR. TALGAT: Correct.

12 MR. KAPELL: Yes.

13 MR. TALGAT: Yes. It would be pretty tight  
14 to fit 49 people. I don't think we have 49 people  
15 in here. We have a generous amount of space. I  
16 think the store or the building that we're looking  
17 at right now basically is about half of this, and  
18 that would be a lot of people. I hope that we're  
19 that successful.

20 CHAIRMAN JAUQUET: Yeah. So that whole  
21 garbage space is refrigerated, that whole space  
22 where the garbage goes?

23 MR. KAPELL: No. There will be -- no. There

24 will be -- no, not --

25 CHAIRMAN JAUQUET: Where there's like a

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1 refrigerated garbage unit, I've never seen that  
2 before, but not that --

3 MR. KAPELL: Where are you going to have the  
4 refrigeration, in the storage area?

5 MR. OZEL: Yeah.

6 MR. KAPELL: Yeah.

7 CHAIRMAN JAUQUET: What is it, like a  
8 refrigerated closet or something, or like --

9 MR. KAPELL: It's like a walk-in, a small  
10 walk-in facility.

11 CHAIRMAN JAUQUET: Yeah. Oh, okay.

12 MR. DOWLING: So it's going to be  
13 specifically for the garbage, you can't put food in  
14 there, too?

15 MR. TALGAT: Correct, correct. Usually, what  
16 they do in the City, where space is really limited,  
17 they have these small, little bins that anything  
18 that's basically biodegradable goes in there. You  
19 don't want the odor anywhere. And since the space

20 that we have for the store is very limited, there  
21 are no room for dumpsters, we have to tackle it  
22 this way.

23 CHAIRMAN JAUQUET: Yeah, that's what we were  
24 told. And then shouldn't there be in the site plan  
25 places where you're going to have garbage bins?

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1 And what kind of cutlery are you using? You know,  
2 I would imagine it's all plastic and paper, except  
3 for maybe the glasses and stuff. I mean, maybe --

4 MR. KAPELL: Yeah. There's no dishwashing  
5 operation. It's what they call single service.

6 CHAIRMAN JAUQUET: Right.

7 MR. TALGAT: Yes. So --

8 CHAIRMAN JAUQUET: If you can have --

9 MR. TALGAT: So garbage bin, outdoor --

10 CHAIRMAN JAUQUET: Well, put it in. I would  
11 imagine you're going to have something outside.

12 MR. TALGAT: Outside and inside, yes.

13 CHAIRMAN JAUQUET: Put that in there. And  
14 also, you know, is there going to be an outdoor  
15 service, you know, lots of --

16 MR. TALGAT: Wait service. Whether there's  
17 outdoor wait service or indoor wait service is the  
18 question?

19 CHAIRMAN JAUQUET: Right, yeah. And a kiosk  
20 for the outdoor wait service, whatever.

21 MR. KAPPELL: A bus station.

22 CHAIRMAN JAUQUET: I don't know if you need  
23 it for this, but you might -- if there is going to  
24 be that, if you anticipate, stick that in on the  
25 outside.

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1 MR. TALGAT: Okay.

2 CHAIRMAN JAUQUET: I don't -- you know, I  
3 guess it's going to be incorporated into the  
4 kitchen when we see that plan. But, you know, if  
5 you're going to have that other kind of stuff on  
6 the outside like plants, or that kiosk, or garbage  
7 bins outside, put that in there, just so we know.

8 MR. TALGAT: Yeah, I think that would be  
9 important to maintain all the refuge.

10 CHAIRMAN JAUQUET: Yeah, just put those  
11 pictures in there.

12 MR. TALGAT: Yes.

13 MR. KAPELL: Anything else we can provide for  
14 you?

15 CHAIRMAN JAUQUET: Well, I guess when the  
16 Architect finishes off the interior, you may have  
17 an -- is the elevation going to change, that --

18 MR. KAPELL: No.

19 MR. TALGAT: No.

20 CHAIRMAN JAUQUET: That facade, that's going  
21 to stay? Okay.

22 MR. KAPELL: No, no changes.

23 CHAIRMAN JAUQUET: New door, different kind  
24 of door?

25 MR. KAPELL: Are you going to change the

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1 door?

2 MR. TALGAT: No.

3 MR. KAPELL: No.

4 CHAIRMAN JAUQUET: Windows stay, like --  
5 okay, this facade stays the same.

6 MR. DOWLING: Now, are you also in the spaces  
7 across the way? It's as though you have your signs

8 on the windows, the little thing, Moon Star,  
9 whatever it is, Moon Star Cafe in the windows on  
10 the -- what's on your plan is the vacant spaces.  
11 Are you across the way as well?

12 MR. KAPELL: No, not at this time.

13 MR. DOWLING: Okay.

14 CHAIRMAN JAUQUET: They're vacant now?

15 MR. KAPELL: It's possible in the future, but  
16 not at this time.

17 MR. DOWLING: Okay. I just saw in the  
18 windows there are -- you had something -- it had  
19 the business name on it.

20 MR. KAPELL: No.

21 MR. DOWLING: Okay.

22 MR. KAPELL: The operation we're proposing is  
23 strictly limited to what we've shown you.

24 MR. DOWLING: Okay.

25 CHAIRMAN JAUQUET: Is the space to the east

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1 of these outdoor tables vacant right now?

2 MR. KAPELL: Yes, it is. There are three  
3 vacant stores in that property.

4           CHAIRMAN JAUQUET: They're all back there,  
5           too?

6           MR. KAPELL: Yeah.

7           CHAIRMAN JAUQUET: How's the salon doing?

8           MR. KAPELL: I don't -- you know, I don't  
9           know. I'm not the landlord, so I can't say. But  
10          needless to say, you know --

11          CHAIRMAN JAUQUET: I know, the whole thing  
12          back there is dead space.

13          MR. KAPELL: -- something's got to change  
14          back there. That's a -- you know, it's a no man's  
15          land back there.

16          CHAIRMAN JAUQUET: Yeah.

17          MR. KAPELL: It has been for a long time.  
18          Occasionally, you can get an office tenant, but  
19          that, you know, is historically weak.

20          CHAIRMAN JAUQUET: What about signage out  
21          front? You know, those spaces use the little  
22          sandwich board. You can use those, not on public  
23          property, but --

24          MR. TALGAT: Right.

25          CHAIRMAN JAUQUET: Private there starts right

1 at the -- right where the sidewalk ends, right?

2 MR. DOWLING: Well, they'll also have signs  
3 on the corner of the building as well.

4 CHAIRMAN JAUQUET: You won't have signs --

5 MR. KAPELL: There's a group -- there's a  
6 group sign on the building.

7 CHAIRMAN JAUQUET: There's a group sign, too,  
8 yeah.

9 MR. KAPELL: So that they'll have space on  
10 that. Do you envision a sandwich board up front of  
11 any sort?

12 MR. OZEL: No.

13 MR. KAPELL: Not at this time.

14 MR. OZEL: Not at this time.

15 CHAIRMAN JAUQUET: Yeah. I'm just thinking  
16 of things to make.

17 MR. KAPELL: We're hoping, frankly -- the  
18 idea is that the outdoor seating --

19 CHAIRMAN JAUQUET: Oh, will create  
20 an activity that people will notice.

21 MR. KAPELL: Will create it. That's the  
22 whole -- that's basically what's driving us.

23 CHAIRMAN JAUQUET: Right. Well, certainly,  
24 the umbrellas will make --

25

MR. KAPELL: Exactly.

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1 CHAIRMAN JAUQUET: -- an impact, if you  
2 choose the right -- or I don't know.

3 MR. DOWLING: And I'm just coming from  
4 growing up on the South Fork, where when you open  
5 up a new bar or a restaurant, you actually have  
6 to -- when you say you have a new bar, you actually  
7 have 10 bar stools. You have to buy ten, or pay  
8 the Village for 10 bar stools. Is there anything  
9 like that here? Like you have to buy the parking  
10 spaces, basically. In Sag Harbor, they used to  
11 charge -- this is like 15 years ago. They charged  
12 \$3500 a parking space. If you opened up with 10  
13 bar stools, there's 35 grand right there.

14 CHAIRMAN JAUQUET: For what?

15 MR. KAPELL: If I could give you some input  
16 on that.

17 MR. DOWLING: To buy a parking space which  
18 does not exist. So I don't know if there's  
19 anything, because, obviously, we have now 49 seats.  
20 If you fit four in, you know, there's a lot of

21 parking, selling that.

22 MR. KAPELL: If I can share a little Village  
23 history with you for a moment, if you'll indulge  
24 me, because I know this subject really well.

25 CHAIRMAN JAUQUET: Go ahead.

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1 MR. KAPELL: In 1990 or 1991, the Village, in  
2 its wisdom, eliminated the off-street parking, a  
3 requirement for all buildings existing at that  
4 particular moment in time. I don't remember what  
5 the exact date is, but it was a date in 1990. And  
6 the reason for that was that it was virtually  
7 impossible to open a new restaurant or any sort of  
8 use that required significant off-street parking by  
9 virtue of the fact that every single property in  
10 the downtown district, including this one, is  
11 literally built lot line to lot line.

12 MR. DOWLING: Yeah.

13 MR. KAPELL: So at that -- and, at that point  
14 in time, the Village had a vacancy rate that was  
15 probably in the 25 to 35% range. Aldo's, Noah's, I  
16 mean, I could list them all one after the next,

17 would not exist if it weren't for that particular  
18 act by the Village Board. So the effect of that is  
19 that all of these, all properties like this that  
20 existed, all buildings that existed at that point  
21 in time were exempt from the off-street parking  
22 requirement.

23 MR. DOWLING: Good.

24 CHAIRMAN JAUQUET: All right.

25 MR. BURNS: Good. Good luck.

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1 MR. KAPPELL: Thank you. We'll get you that  
2 revised plan quickly.

3 MR. DOWLING: Thank you.

4 CHAIRMAN JAUQUET: Yeah. Just show all  
5 the -- everything, even though you may not even --

6 MR. TALGAT: Okay.

7 CHAIRMAN JAUQUET: -- plan on it at this  
8 point.

9 MR. TALGAT: Great.

10 CHAIRMAN JAUQUET: And then that's it.

11 MR. KAPPELL: Thank you very much.

12 CHAIRMAN JAUQUET: Thank you. Where are we?

13 MR. DOWLING: Number 5.

14 CHAIRMAN JAUQUET: Number 5 is a discussion  
15 of a new application for use evaluation by Susan  
16 DePaola at 110 Front Street for a restaurant to be  
17 known as Vino N Vittles in the former Pagano's  
18 space.

19 Are they here? You're --

20 MR. VILLANTI: Yes. Hi.

21 CHAIRMAN JAUQUET: -- representing Susan?

22 MR. VILLANTI: Yes.

23 CHAIRMAN JAUQUET: Okay.

24 MR. VILLANTI: Hi. My name is Bryan  
25 Villanti. I came for Susan DePaola regarding Vino

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1 N Vittles, if there was any questions, 110 Front  
2 Street

3 MR. BURNS: You're really not planning any  
4 changes, any basic changes?

5 MR. VILLANTI: No, not at all.

6 MR. BURNS: Just going to do better.

7 MR. DOWLING: I have one question. On the  
8 site plan that's submitted, you actually have drawn

9 out a railing going out front? Is that -- which is  
10 not existing at the moment?

11 MR. VILLANTI: No, I don't -- I don't believe  
12 so. If I could just take a look.

13 MR. DOWLING: Yeah. The site plan here, it  
14 shows a railing with a gap there in front, table  
15 and table.

16 MR. VILLANTI: No. Maybe -- oh, what that  
17 probably is, is -- am I taking out one?

18 MR. DOWLING: It says "railing," so --

19 CHAIRMAN JAUQUET: There was a railing on one  
20 of those stores.

21 MR. VILLANTI: Yeah.

22 MR. DOWLING: Not that one, though.

23 CHAIRMAN JAUQUET: Yeah. I don't know.

24 MR. VILLANTI: You know where I actually got  
25 this copy of this, was the -- I guess maybe three

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1 or four owners prior to this.

2 MR. DOWLING: Okay.

3 MR. VILLANTI: I got the diagram from him.

4 But, no, that's not to be.

5 CHAIRMAN JAUQUET: This is not to be, then?

6 MR. VILLANTI: No outside railings, no.

7 CHAIRMAN JAUQUET: Okay. Then resubmit this.

8 The first thing you need to do is resubmit this

9 without that on it. Okay?

10 MR. DOWLING: Because if it's on there and we

11 approve it, then you get to put out a railing and

12 we don't want that.

13 MR. VILLANTI: Okay. But we just can't draw

14 a line through that?

15 CHAIRMAN JAUQUET: Unless --

16 MR. DOWLING: You can. But if you can just

17 resubmit -- just resubmit the drawing without that.

18 CHAIRMAN JAUQUET: Yes, do that for the

19 meeting where we potentially approve this.

20 MR. VILLANTI: Sure.

21 MR. DOWLING: Yeah.

22 CHAIRMAN JAUQUET: That's all, and it's next

23 week.

24 MR. DOWLING: Yup.

25 MR. VILLANTI: Okay. Well, I guess --

1           CHAIRMAN JAUQUET: Because, you know, some of  
2 those stores have potted plants and stuff between  
3 them, so that you can tell you're going from one  
4 space to the next when you're walking down the  
5 street, and that's what might be indicated here. I  
6 don't know.

7           MR. VILLANTI: I do see that wording in it,  
8 it does say "railing." I didn't look that closely  
9 to that. I guess somebody at one point did have  
10 that.

11          MR. DOWLING: It says that awning will remain  
12 the same, with the exception of different name and  
13 number. It would be nice if it matched the same  
14 coloring as the other places.

15          MR. ABATELLI: Yeah. There also is a signage  
16 limit, so I don't know if --

17          MR. DOWLING: That's too big.

18          MR. ABATELLI: -- Eileen has reviewed that.  
19 Well, I think this might be --

20          MR. DOWLING: If it hangs over public --

21          MR. ABATELLI: But this is probably plenty.  
22 I'm not --

23          MR. DOWLING: Right.

24          MR. ABATELLI: At a minimum, it has to be the  
25 dimensions of that.

1 MR. DOWLING: Right.

2 MR. ABATELLI: But there might be -- this  
3 alone might be --

4 MR. DOWLING: The maximum?

5 MR. ABATELLI: -- the maximum amount of  
6 signage for that size store.

7 MR. VILLANTI: Oh, I'm sorry. Are you  
8 referring to this? No, I had sent -- my wife  
9 did -- Eileen -- we were going to withdraw that.  
10 We weren't going to apply for that, just that the  
11 awning was -- we were going to keep the same awning  
12 that -- I mean, not the same one.

13 CHAIRMAN JAUQUET: Same choice.

14 MR. VILLANTI: Replace it just like that and  
15 keep that patch, and the same verbiage, not any  
16 more or less. It's probably just what was left up  
17 here, that's going to be deleted.

18 MR. ABATELLI: Okay. Well, I think what  
19 they're saying is you've got to give us what you  
20 want to do.

21 MR. DOWLING: Yeah.

22 MR. ABATELLI: Not what you -- somebody else,  
23 you know?

24 MR. DOWLING: Yeah. For us to approve it,  
25 it's got to be exactly what you want.

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1 MR. VILLANTI: Okay.

2 MR. DOWLING: Because if we --

3 MR. VILLANTI: Well, I happen to have some  
4 kind of rendering that I got from --

5 MR. ABATELLI: There's another meeting next  
6 Monday, which you could then bring the correct  
7 stuff in.

8 MR. DOWLING: Yeah. If you can get all  
9 the -- how it's actually going to be, if you can  
10 get that to Eileen, so we'll all have it for the  
11 next meeting.

12 MR. VILLANTI: Okay. Can I just ask you one  
13 thing?

14 MR. DOWLING: Sure.

15 MR. VILLANTI: Is this going to be  
16 prohibiting me from opening, from opening the  
17 restaurant?

18 CHAIRMAN JAUQUET: When do you want to open?

19 MR. VILLANTI: Well, we actually wanted to  
20 open April 15th, and then we only found out -- I  
21 guess it was maybe April 3rd or something that the  
22 landlord had called and had asked -- I guess Eileen  
23 had stopped by and said that we had to submit this,  
24 and I just was ignorant of this. The first time  
25 I've ever been to any Village hearing in my life,

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1 but I'm familiar with the Town of Southold pretty  
2 well.

3 MR. ABATELLI: And in Southold, could you  
4 open a restaurant like in three days?

5 MR. VILLANTI: I can't answer that question  
6 with regards to a restaurant.

7 MR. DOWLING: This is our work session, so we  
8 can't approve it here, so we can't approve it until  
9 the next meeting. So, between now and the next  
10 meeting, you know, you can --

11 MR. PROKOP: You're not supposed to open  
12 until we approve it, if -- and then --

13 MR. VILLANTI: That was my understanding.

14 That's why I'm here on their behalf.

15 MR. PROKOP: Please.

16 MR. DOWLING: So as long as we have for the  
17 next meeting, if we have, you know, the site plan,  
18 how it's going to be, and the --

19 MR. VILLANTI: Okay.

20 MR. DOWLING: And the image of how the  
21 signage is going to be, and it's in conformity with  
22 everything, then we can do it.

23 MR. VILLANTI: Okay. The first point is I  
24 didn't realize there was that railing. We're not  
25 having that for approval.

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1 CHAIRMAN JAUQUET: Number one, take that off.

2 MR. VILLANTI: The second one was the  
3 so-called awning, what that would look like; is  
4 that correct?

5 MR. ABATELLI: Right, what it's --

6 CHAIRMAN JAUQUET: What the front facade  
7 signage is going to look like.

8 MR. VILLANTI: Okay.

9 CHAIRMAN JAUQUET: Exactly how you want it.

10           Revise that illustration.

11           MR. VILLANTI: Okay.

12           CHAIRMAN JAUQUET: Those two things.

13           MR. VILLANTI: I just happen to have a copy  
14 of this from this morning that the awning people  
15 had printed out. Submit this the next time or --

16           MR. DOWLING: Yeah, submit it to Eileen --

17           CHAIRMAN JAUQUET: Yeah.

18           MR. DOWLING: -- so Eileen has it and can  
19 disperse it to us for the next meeting.

20           CHAIRMAN JAUQUET: Right.

21           MR. VILLANTI: Okay.

22           MR. ABATELLI: And also, if you're going to  
23 have tables outside, to specifically show us, and  
24 if there's going to be umbrellas in the tables, to  
25 be specific. With Pagano's, we did have a regular

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1           problem, that their umbrellas were probably a  
2 little bigger than they should be, and having to  
3 constantly push them back because they crept into  
--

4           MR. DOWLING: Yeah, they can't go over the  
5 property line.

6 MR. ABATELLI: So we need those dimensions of  
7 the tables, the number of chairs, and the size of  
8 the umbrellas.

9 MR. VILLANTI: Okay.

10 MR. ABATELLI: Because you do have space in  
11 the front, but it's not unlimited.

12 MR. VILLANTI: No. I think that the tables  
13 that you do have over there doesn't show umbrellas.

14 MR. ABATELLI: But just tell us --

15 MR. DOWLING: But if you want -- if you want  
16 an umbrella, put it on the site plan, so that --

17 MR. VILLANTI: Okay.

18 MR. DOWLING: Otherwise, if you put an  
19 umbrella up, we'll say, "It's not approved, take it  
20 out." But if you put it there, we're not against  
21 umbrellas.

22 MR. VILLANTI: Okay.

23 MR. DOWLING: Just make sure it's on the  
24 plan.

25 MR. VILLANTI: And I understand what you were

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1 saying, they were a little too wide, those

2 umbrellas. I remember that from, you know, walking  
3 by there last year myself.

4 CHAIRMAN JAUQUET: What were the dimensions?  
5 What was the diameter of those umbrellas?

6 MR. ABATELLI: I don't remember exactly. I  
7 mean, they technically just fit in their space, but  
8 they never stayed.

9 CHAIRMAN JAUQUET: Right.

10 MR. ABATELLI: You know, they just -- there's  
11 a little slope there.

12 CHAIRMAN JAUQUET: Right.

13 MR. ABATELLI: They would have to be pushing  
14 them back. You know, it wasn't terrible, it  
15 just -- they were too big. I'm sure even their  
16 owner thought, "These are bigger than I thought."  
17 You have a specific area. You need to just have it

--

18 CHAIRMAN JAUQUET: Is their music an issue  
19 with this?

20 MR. ABATELLI: It hadn't been. They didn't  
21 have outdoor music.

22 CHAIRMAN JAUQUET: So there's no music,  
23 outside music like Buffalo Bill's? You can't have  
24 that.

25 MR. VILLANTI: No.

1 CHAIRMAN JAUQUET: Okay.

2 MR. DOWLING: Like Buffalo Bill's or  
3 Rhumbline.

4 CHAIRMAN JAUQUET: Right. All right. So  
5 those are just -- that's four or five things and --

6 MR. DOWLING: You get off easy, that's easy.  
7 As long as you get that to us, I don't see any  
8 issue with it being approved.

9 CHAIRMAN JAUQUET: That's par for the course.

10 MR. VILLANTI: Can I just ask you, is this --  
11 is that something you get approved that night?

12 CHAIRMAN JAUQUET: Yeah, we can do that if --

13 MR. VILLANTI: Okay.

14 CHAIRMAN JAUQUET: -- everything is in order.

15 MR. VILLANTI: All right.

16 MR. PROKOP: It's kind of up to you, because  
17 I don't want to -- don't come in next week and be  
18 missing something and then be upset with us,  
19 because it's -- we can't even think about it unless  
20 you get all these things, otherwise it's going to  
21 be -- you know, it just won't be considered.

22                   So it's the railing, the signage, and then  
23                   the other -- the dimensions of the tables and the  
24                   umbrellas, and then the number of chairs and  
25                   umbrellas -- excuse me. Tables, the number of

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1                   tables and chairs, and I guess also the number of  
2                   umbrellas, all of that information so we can figure  
3                   that out, please.

4                   MR. VILLANTI: Okay.

5                   MR. PROKOP: That was it, right?

6                   CHAIRMAN JAUQUET: I think that's it, yeah.

7                   MR. VILLANTI: All right. Thank you.

8                   MR. BURNS: Thank you.

9                   MR. VILLANTI: Good night. The meeting would  
10                  be a week from today?

11                  CHAIRMAN JAUQUET: Yes, the 3rd.

12                  MR. VILLANTI: Thank you very much.

13                  CHAIRMAN JAUQUET: You're welcome. Thank  
you.

14                  All right. Number 6, a new application,  
15                  discussion for a use evaluation at 455 Main Street  
16                  by owner, Deborah Schade, to open a tea house in a  
17                  first floor commercial space in the building and in

18 the side yard, as well as a bike rental operation  
19 in the rear barn on the premises; Section 4, Block  
20 7, Lot -- Section 4, Block 7, Lot 19. Hi.

21 MS. SCHADE: Hi. I'm Deborah Schade.

22 CHAIRMAN JAUQUET: Hi.

23 MS. SCHADE: And I own the property at 455  
24 Main Street, which houses my salon and spa now for  
25 21 years. And I am looking to put in a tea room on

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1 the south side of the building, which I used to  
2 rent, and then extend it out back where I have a  
3 brick courtyard, and then along the lawn on the  
4 side. I --

5 MR. PROKOP: What's the zoning of the  
6 property?

7 MS. SCHADE: Commercial.

8 MR. PROKOP: It's Commercial zoning? And the  
9 whole thing, including the barn?

10 MS. SCHADE: Yes.

11 MR. PROKOP: The Entire property is CR, okay.

12 MR. ABATELLI: It backs on to residential,  
13 but it's all --

14 MR. PROKOP: Okay.  
15 CHAIRMAN JAUQUET: It's not mixed zoning?  
16 MR. ABATELLI: It's a large space.  
17 CHAIRMAN JAUQUET: It's not mixed zoning?  
18 MR. ABATELLI: It's not mixed zoning?  
19 MR. PROKOP: It's not half and half?  
20 CHAIRMAN JAUQUET: There's not a --  
21 MR. ABATELLI: No, no.  
22 CHAIRMAN JAUQUET: It's all one zone?  
23 MR. ABATELLI: No. The entire property is.  
24 MS. SCHADE: So the property also is very  
25 private. So where I would have the tables is

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1 behind a garden and then a fence, so nothing is  
2 really on the street. There would be no cooking  
3 there. I have a kitchen. Cristoforo Pasticceria  
4 will do all of the baking, so there will be no  
5 baking on premises. I'm not going to have music  
6 outside.

7 MR. DOWLING: Oh, come on.

8 MS. SCHADE: And I could take -- I don't have  
9 a picture of the tables and chairs, but I certainly

10 will bring them. They're iron and they're heavy,  
11 so they won't blow. They also fold in case I need  
12 to move them.

13 MR. PROKOP: What are the dimensions of the  
14 side yard? How many -- how much space do you have  
15 there?

16 MS. SCHADE: The side yard, I would say, is  
17 probably about 20-by-50 on the side, and then I  
18 have in the back, where the brick courtyard is, but  
19 I can get you exact measurements, if you want.

20 MR. BURNS: There are tables and chairs there  
21 already, aren't there?

22 MS. SCHADE: On the back, yes. I -- yes,  
23 there are. I have them out there for my clients.  
24 They go out there and just relax, which is what  
25 gave me the idea.

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1 CHAIRMAN JAUQUET: How do they get there  
2 right now, your clients? Do they go through the  
3 back to get there?

4 MS. SCHADE: So, as you enter the building,  
5 you can go to the right, which brings you to the

6 salon. And, yes, there's a door out there that  
7 they can get to.

8 CHAIRMAN JAUQUET: Okay.

9 MS. SCHADE: Now, where I'm proposing the tea  
10 room, is you would go in and go to the left, and  
11 there is a door that goes straight out to the back  
12 courtyard. And then I was approved by the Historic  
13 District to put two French doors on the south side  
14 of the building, so that would lead to the side,  
15 the side lawn.

16 CHAIRMAN JAUQUET: Oh, right there. Yeah,  
17 that's behind. You pointed that out.

18 MR. BURNS: The area is accessible from --  
19 directly from Main Street.

20 MS. SCHADE: Yes, it is. It is also, yes. I  
21 have an arbor, so you can actually walk right to  
22 that lawn as well.

23 CHAIRMAN JAUQUET: What do you walk over once  
24 you leave the sidewalk?

25 MR. DOWLING: Is this grass or --

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1 MS. SCHADE: No, no. It's --

2 CHAIRMAN JAUQUET: Is it a sidewalk?

3 MS. SCHADE: It's like slate, and then I have  
4 like a little walkway.

5 CHAIRMAN JAUQUET: Okay. From the sidewalk  
6 and your front walk --

7 MS. SCHADE: Right.

8 CHAIRMAN JAUQUET: -- to the side yard.

9 MS. SCHADE: Right.

10 CHAIRMAN JAUQUET: And the tables are  
11 viewable from the sidewalk, I would imagine.

12 MS. SCHADE: The tables will be -- yeah,  
13 they'll be able to see them.

14 CHAIRMAN JAUQUET: Yeah. And what's between  
15 you and the building to the south?

16 MS. SCHADE: A fence.

17 CHAIRMAN JAUQUET: It's a fence. And  
18 that's what -- that's what will determine the  
19 facade, so to speak, on the tea room enclosure on  
20 that side?

21 MS. SCHADE: Right.

22 CHAIRMAN JAUQUET: Okay. And then they'll be  
23 looking at the French doors and the side of the  
24 house on the other side?

25 MS. SCHADE: Uh-huh.

1 MR. DOWLING: And are you going to have  
2 tables and chairs inside?

3 MS. SCHADE: I am. And the Health Department  
4 had told me that I would be able to seat 17 in  
5 there for this.

6 MR. DOWLING: So, as you could probably  
7 notice from everybody else we talked to you, as far  
8 as you need to have a nice site plan of how you  
9 have your tables and chairs and the service is  
10 going to be in.

11 MS. SCHADE: Yes.

12 MR. DOWLING: And the dumpster, the dumpster  
13 should be on the site plan.

14 MS. SCHADE: The dumpster actually -- yeah.  
15 And the dumpster, I have a dumpster in the back on  
16 the side of the barn, so it's not viewable at all.

17 CHAIRMAN JAUQUET: Do we need a more  
18 detailed --

19 MR. DOWLING: Oh, we definitely need a more  
20 detailed site plan showing --

21 MS. SCHADE: Yeah, for the inside.

22 CHAIRMAN JAUQUET: That's coming?

23 MS. SCHADE: Yeah.  
24 CHAIRMAN JAUQUET: Okay.  
25 MS. SCHADE: I didn't know I needed to do

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1 that, but I'll do that. So the interior you're  
2 saying?  
3 MR. DOWLING: Exactly.  
4 MS. SCHADE: Yeah.  
5 MR. DOWLING: And a better layout also on the  
6 patio, like where you're going to have your tables  
7 and chairs, how they're going to be laid out.  
8 MS. SCHADE: Okay.  
9 MR. DOWLING: How many you're going to have.  
10 MS. SCHADE: Okay.  
11 MR. DOWLING: So we should know like how  
12 many -- the actual seating you plan on having, the  
13 umbrellas on the tables.  
14 MS. SCHADE: Okay.  
15 MR. DOWLING: Because, you know, what people  
16 can see from the street is important.  
17 MS. SCHADE: Okay.  
18 MR. PROKOP: What is the use of the barn now?

19 MS. SCHADE: It just has stuff in it, my  
20 stuff from the salon and just --

21 MR. PROKOP: Okay.

22 MS. SCHADE: It's just storage.

23 CHAIRMAN JAUQUET: Storage barn, yeah.

24 MR. PROKOP: And who's going to operate the  
25 bike service, you or somebody else?

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1 MS. SCHADE: Myself and my brother. So I'm  
2 having a yard sale to clean out that stuff, so it  
3 will be empty, and that's where I'll have a -- this  
4 gentleman is talking about the bikes, so that --

5 CHAIRMAN JAUQUET: Yeah, yeah.

6 MS. SCHADE: And that's where I plan on  
7 housing the bikes. But I wanted to ask permission  
8 to -- I have a piece of lawn in the front where I  
9 would just maybe park two to three bikes, no sign,  
10 no sign, and they're really great looking. They're  
11 brand new beach cruisers, you know, so they're nice  
12 looking bikes. And maybe just to have balloons on  
13 them, because I don't think that -- I don't think I  
14 need a sign on them. You know, I plan on going to

15 the hotels and, you know, the marinas and whatnot  
16 with, you know, a business card and really  
17 marketing it that way.

18 CHAIRMAN JAUQUET: Can they -- can she put a  
19 sign out there for the bikes somewhere legally to  
20 do it?

21 MR. ABATELLI: Well, you could put a sandwich  
22 sign on your own property if you wanted.

23 MS. SCHADE: Yeah.

24 MR. ABATELLI: And I know most of the bike  
25 places usually have a basket, or you might have a

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1 little plate on the handlebars that says --

2 MS. SCHADE: That's what I was -- that's what  
3 I thought, says rent, yeah.

4 MR. ABATELLI: -- whatever it says. And then  
5 people walking by and they see that.

6 CHAIRMAN JAUQUET: So give it some thought  
7 and do that, just so you're not --

8 MS. SCHADE: Well, you know, I didn't want to  
9 have too many signs in front of the building also.

10 CHAIRMAN JAUQUET: Yeah. Well, that's a --

11           yeah, I know what you mean.

12           MS. SCHADE: You know? And --

13           CHAIRMAN JAUQUET: So, does the --

14           MR. DOWLING: Well, this has on here, it says  
15           the only signage will be a tag on the bike reading  
16           "For Rent."

17           MS. SCHADE: Yeah.

18           CHAIRMAN JAUQUET: Where is that? A tag on  
19           the bikes themselves. But she is allowed to do  
20           some sort of other bigger --

21           MR. ABATELLI: But you could get approval to  
22           put a real sign up, but it's on her own property  
23           where there's the grass, because, I mean, you  
24           actually --

25           MS. SCHADE: Yeah.

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1           CHAIRMAN JAUQUET: Yeah.

2           MR. ABATELLI: You don't have a lawn in front  
3           you could have done that, especially that goes out  
4           when the bikes are out, you know.

5           CHAIRMAN JAUQUET: Yeah. I mean, you should  
6           give it some thought.

7 MS. SCHADE: I will consider it. Yeah, I'll  
8 see how -- I'll see how it goes.

9 MR. DOWLING: No neon lights.

10 MS. SCHADE: I won't -- I'm sorry?

11 MR. DOWLING: No neon lights.

12 CHAIRMAN JAUQUET: No music. We said that  
13 already, but the bikes, no music with the bikes.

14 MR. DOWLING: On your plan, it says here that  
15 you will have, you know, cafe-style music, but that  
16 will be inside only, right?

17 MS. SCHADE: Yes. Yes, that will be inside  
18 only.

19 CHAIRMAN JAUQUET: So how does it -- on this  
20 plan, basically, you just draw a line through the  
21 middle from the front doors back, and that on the  
22 south side is the tea room space?

23 MS. SCHADE: Yeah. As you enter the front  
24 doors, there's a staircase that goes upstairs.

25 CHAIRMAN JAUQUET: And that's right in the

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1 middle?

2 MS. SCHADE: Yes. So you would on the left

3 would walk into the tea room.

4 CHAIRMAN JAUQUET: Okay.

5 MR. PROKOP: What was the former space?

6 MS. SCHADE: And on the right would stay the  
7 salon. I'm sorry?

8 MR. PROKOP: I'm sorry. I thought you were  
9 stopping. I didn't mean to interrupt you.

10 What was -- the use that vacated, what was  
11 that use here?

12 MS. SCHADE: Well, just the last tenant I had  
13 was Siren Design.

14 MR. PROKOP: Okay.

15 MS. SCHADE: She was a graphic artist.

16 MR. PROKOP: Thanks.

17 CHAIRMAN JAUQUET: And what is it -- what did  
18 you say in here about -- there's a description  
19 about the food handling in here.

20 MR. DOWLING: Prepared off site.

21 CHAIRMAN JAUQUET: Prepared off site.

22 MS. SCHADE: So there would only be assembly  
23 there.

24 CHAIRMAN JAUQUET: Does that space have its  
25 own bathroom?

1 MS. SCHADE: I have two bathrooms.

2 CHAIRMAN JAUQUET: Right. There's a half  
3 bath in each of the spaces, yours and the other  
4 one. And does this require an installation of a  
5 sink or some sort of half kitchen?

6 MS. SCHADE: A sink.

7 CHAIRMAN JAUQUET: And that's going to be  
8 installed?

9 MS. SCHADE: Yes.

10 CHAIRMAN JAUQUET: Okay.

11 MS. SCHADE: I'm going to put a sink and a  
12 dishwasher.

13 CHAIRMAN JAUQUET: Okay. And that will be in  
14 your --

15 MS. SCHADE: Yes.

16 CHAIRMAN JAUQUET: Your --

17 MR. DOWLING: Site plan?

18 CHAIRMAN JAUQUET: Site plan.

19 MS. SCHADE: Uh-huh.

20 CHAIRMAN JAUQUET: Okay. Along with the rest  
21 of where the seats are, and the counters, and  
22 bathroom. Okay.

23 All right. So what happens next?

24 MR. DOWLING: I think we need to get --

25 CHAIRMAN JAUQUET: We'll get your --

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1 MR. DOWLING: Updated site plan.

2 CHAIRMAN JAUQUET: Your real site plan.

3 MS. SCHADE: Site plan of the interior and --

4 MR. PROKOP: No, the exterior.

5 CHAIRMAN JAUQUET: And the exterior.

6 MR. DOWLING: Outside area.

7 CHAIRMAN JAUQUET: Draw-hand --

8 MS. SCHADE: And exterior, okay.

9 CHAIRMAN JAUQUET: Yeah. Draw-hand those  
10 outside tables and umbrellas, just as your --

11 MR. DOWLING: Everything you're asking for  
12 should be on the site plan.

13 MS. SCHADE: Okay. So just one more  
14 question. So I have the -- I have a brick --  
15 there's the sidewalk and then brick, which is my  
16 property, and then the house. So I had thought  
17 about maybe just putting a couple of little cafe  
18 tables in the front with just two chairs, but I  
19 don't know if that would be something -- would you

20 want that?

21 MR. PROKOP: Well, any of these ideas that  
22 you have, like -- there seems to be like a stream  
23 of ideas. Any of these ideas that you have, you  
24 have to tell us and it has to be on a plan.  
25 Otherwise, what's going to happen is you'll get

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1 approved, and then the first thing that will happen  
2 is you'll get a violation and have to go to court,  
3 because anything, anything that you want to do, you  
4 know, has to be on this plan that we're asking  
5 about.

6 MR. DOWLING: So, if you think you want to  
7 have cafe tables out front, put them on the site  
8 plan.

9 CHAIRMAN JAUQUET: Put them in.

10 MR. BURNS: And if you need later on to make  
11 a decision, a different decision, then you need to  
12 come back to us with a new site plan.

13 MS. SCHADE: Okay. I guess my question is,  
14 is that -- so, if I put them on there and then you  
15 don't want them, then do I come back again? Is it

16 going to just stall me? That's my only question,  
17 because then I -- they're not that important to me.

18 MR. DOWLING: She has to -- I mean, you have  
19 to have -- I'm sure you have to have some sort of  
20 Health Department approval for serving food from  
21 there.

22 MS. SCHADE: Yeah.

23 MR. DOWLING: So, if the Health Department  
24 allows you to have a certain amount of seats --

25 MS. SCHADE: Okay.

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1 MR. DOWLING: -- and these seats fall into  
2 it, including what you have inside on your patio --

3 CHAIRMAN JAUQUET: Put them on.

4 MR. DOWLING: Put them on.

5 CHAIRMAN JAUQUET: If you think that's part  
6 of your concept.

7 MR. DOWLING: Yeah.

8 MS. SCHADE: Okay.

9 MR. DOWLING: I mean, worst case scenario, if  
10 you decide you don't like them, then you take them  
11 off.

12 MS. SCHADE: Right.

13 MR. DOWLING: You know, we can't -- we  
14 just -- anything you add on to the property after  
15 we approve the site plan, you have to come back to  
16 us for.

17 MS. SCHADE: Okay.

18 MR. DOWLING: So, if you think you want  
19 tables out there, put them on the site plan.

20 MS. SCHADE: Okay.

21 CHAIRMAN JAUQUET: And now the bikes are  
22 going to be in the corner there, at the front  
23 corner?

24 MS. SCHADE: Yeah. I was hoping to just show  
25 two or three bikes.

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1 CHAIRMAN JAUQUET: And are they going to be  
2 in like a bike stall thing, you know, like a bike  
3 rack, a little rack, so that --

4 MS. SCHADE: Uh-huh, so they don't fall.

5 CHAIRMAN JAUQUET: And then that hashmark you  
6 have in the back between the bikes and the tea  
7 space outside, is that a --

8 MS. SCHADE: Driveway, parking lot?

9 CHAIRMAN JAUQUET: No. It's just these  
10 hashmarks here. Is that a fence or something to  
11 separate the bikes from the tea room?

12 MR. DOWLING: Right here, yes.

13 CHAIRMAN JAUQUET: That little --

14 MS. SCHADE: Oh, that's my fence. Yes, it's  
15 a fence inside.

16 CHAIRMAN JAUQUET: Oh, there's a fence there.

17 MS. SCHADE: Yes.

18 MR. DOWLING: Okay.

19 MS. SCHADE: So here's a garden, the fence,  
20 and then this is the lawn, which goes onto the  
21 patio. And this is where I wanted to maybe set the  
22 bikes.

23 CHAIRMAN JAUQUET: So, potentially, people  
24 can walk here, go past the building and the bikes  
25 to get to the back and see what they want.

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1 MS. SCHADE: Yes. This is a walkway right  
2 here.

3 CHAIRMAN JAUQUET: Oh, okay.

4 MS. SCHADE: This is a walkway right here.  
5 So they could either come in the front, go out the  
6 back way through the french doors, or come there.

7 MR. DOWLING: Okay. So put that in. Make  
8 sure that's in there.

9 CHAIRMAN JAUQUET: Yeah, draw all this. And,  
10 you know, if you think, you know, three bikes is  
11 not enough and you need a place to put six bikes so  
12 that it makes an impact, enough of an impact, I'm  
13 just thinking three bikes might not say rental  
14 operation to me. You know, you might want to go  
15 for more than less in terms of the rack that you  
16 have in front.

17 MS. SCHADE: I just don't know where I would  
18 put that many more.

19 CHAIRMAN JAUQUET: Okay. That's fine. I'm  
20 just saying, you don't have to --

21 MS. SCHADE: You know? And for me, visually,  
22 it's like I'd like --

23 CHAIRMAN JAUQUET: That's what I'm saying.  
24 If that's your concept --

25 MS. SCHADE: Yeah.

1 CHAIRMAN JAUQUET: -- it's three, then --

2 MR. DOWLING: I've got one question. What  
3 color are these bikes?

4 MS. SCHADE: They're all colors.

5 MR. DOWLING: All colors?

6 MS. SCHADE: So there's like a mint green,  
7 red, black, you know. They're just like they're  
8 various colors.

9 CHAIRMAN JAUQUET: You're buying them new?

10 MS. SCHADE: And they're not like -- don't  
11 worry. I can bring a picture of them.

12 CHAIRMAN JAUQUET: Why don't you do that?

13 MR. DOWLING: Yeah, that would be great.

14 CHAIRMAN JAUQUET: Take a photo. You know,  
15 it would be good to --

16 MS. SCHADE: Okay.

17 CHAIRMAN JAUQUET: And so -- and then the  
18 balance of the bikes are going to be in the barn?

19 MS. SCHADE: Are going to be stored in the  
20 barn --

21 CHAIRMAN JAUQUET: Right.

22 MS. SCHADE: -- where, you know, they can be  
23 cleaned up.

24 CHAIRMAN JAUQUET: Yeah, yeah. And then your

25 relative --

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1 MS. SCHADE: My brother.

2 CHAIRMAN JAUQUET: Your brother is going to  
3 be actively --

4 MS. SCHADE: Yeah, he'll actively do that.

5 CHAIRMAN JAUQUET: -- communicating by -- I  
6 don't know how you're going to do it, by phone, or  
7 when people want bikes. Is he there all the time  
8 or --

9 MS. SCHADE: No. I'm going to be.

10 CHAIRMAN JAUQUET: You're going to be.

11 MS. SCHADE: I'm going to be the go-to for  
12 the rentals.

13 MR. DOWLING: Okay.

14 CHAIRMAN JAUQUET: Right.

15 MS. SCHADE: He'll just take care of them at  
16 the end of the evening.

17 CHAIRMAN JAUQUET: You can do that as part of  
18 your -- right. And, yeah, take a picture of how  
19 the bike rental, if you can, how that's going to  
20 look from the sidewalk.

21 MS. SCHADE: Right, okay.

22 CHAIRMAN JAUQUET: You know, just like an  
23 elevation picture.

24 MS. SCHADE: Okay.

25 CHAIRMAN JAUQUET: The bikes are lined up and

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1 there's the stanchion there and the fence in back,  
2 if that's possible.

3 MS. SCHADE: Okay. Oh, I can do it with a  
4 picture?

5 CHAIRMAN JAUQUET: Yeah. Yeah, I think that  
6 would work.

7 MS. SCHADE: I'm better at pictures than  
8 drawing.

9 CHAIRMAN JAUQUET: Just, you know, a color  
10 copier.

11 MS. SCHADE: Okay.

12 CHAIRMAN JAUQUET: It doesn't have to be  
13 anything special to indicate.

14 MS. SCHADE: Okay. Great.

15 CHAIRMAN JAUQUET: All right.

16 MS. SCHADE: Thanks.

17                   CHAIRMAN JAUQUET: Okay. Next, a discussion  
18                   and possible motion on a letter requesting  
19                   permission to place a curb cut on the northeast  
20                   corner of the residential property located at 203  
21                   Fourth Street whose owners are Monica and Peter  
22                   Rowsom.

23                   MR. DOWLING: I have looked at it and I also  
24                   talked to Eileen, and she said there was no issue  
25                   in terms of the Village's side as far as that

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1                   happening.

2                   CHAIRMAN JAUQUET: Right. My only question  
3                   was -- should we ask our questions first, or -- we  
4                   read your letter.

5                   MS. ROWSOM: I have nothing to say, so go  
6                   ahead, whatever you need.

7                   CHAIRMAN JAUQUET: Okay. I was just  
8                   wondering why, why not put it --

9                   MS. ROWSOM: Where it is?

10                  CHAIRMAN JAUQUET: This is sort of  
11                  rhetorical, but --

12                  MS. ROWSOM: Yeah.

13 CHAIRMAN JAUQUET: -- there's a reason for  
14 it. Put another apron. Extend the apron and make  
15 it double wide where the garage is on the side  
16 street.

17 MS. ROWSOM: Mainly, because it is kind of  
far.

18 CHAIRMAN JAUQUET: Yeah.

19 MS. ROWSOM: And we have the dogs, we have  
20 two dogs, and we have to keep -- in order to open  
21 the gate to put the car in, we can't close the gate  
22 again. It's not enough room between the curb --  
23 the sidewalk and our garage. So, if we put the car  
24 in, we'd have to -- we'd have to leave the gates  
25 open and the dogs would run out.

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1 CHAIRMAN JAUQUET: But there's gate there  
2 already?

3 MS. ROWSOM: And then that would be other  
4 problems with the neighbors.

5 CHAIRMAN JAUQUET: And then --

6 MS. ROWSOM: It's also far. It's pitch  
7 black, there are no lights back there.

8 CHAIRMAN JAUQUET: Yeah.

9 MS. ROWSOM: I mean, it's not that far, but  
10 it's not a big piece of property, but it is kind of  
11 far at night with him.

12 CHAIRMAN JAUQUET: And then on the Fourth  
13 Street side, what's the plan there? There'll be an  
14 apron coming --

15 MS. ROWSOM: Yeah, I'm going to do an apron  
16 and then --

17 CHAIRMAN JAUQUET: Up to the sidewalk and  
18 then --

19 MS. ROWSOM: Up to the sidewalk. And then  
20 for this winter, I'd be happy just using the grass,  
21 unless we wanted to do it all at the same time. We  
22 could, you know, do a driveway together. I mean, I  
23 just want to get it off because of the snow,  
24 really. We have nowhere to park.

25 CHAIRMAN JAUQUET: That's really -- the snow

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1 is the issue.

2 MS. ROWSOM: Yeah.

3 CHAIRMAN JAUQUET: To get the cars off the

4 street in the snow. And so you're not really  
5 planning on concrete or gravel?

6 MS. ROWSOM: I mean, I don't know. Maybe  
7 down the line.

8 CHAIRMAN JAUQUET: I was thinking not.

9 MS. ROWSOM: Because we can park on --

10 CHAIRMAN JAUQUET: You know, the problem is,  
11 is that we're trying to -- you know, we've had  
12 these other issues where people are putting parking  
13 lots in the front of these houses.

14 MS. ROWSOM: Yeah.

15 CHAIRMAN JAUQUET: You know? And then they  
16 become parking lots instead of lawns.

17 MS. ROWSOM: Right.

18 CHAIRMAN JAUQUET: And I was thinking, "I  
19 hope she says that they'll just have grass and  
20 maybe it's just a wintertime thing."

21 MS. ROWSOM: That's the way to go, yeah.

22 CHAIRMAN JAUQUET: And it's a lot easier to  
23 get up. And the only incursion on the frontage  
24 along Fourth will be that apron.

25 MS. ROWSOM: Right. I mean, we could, I

1 mean, if we were. That's why I didn't really -- I  
2 didn't plan the driveway. If we do, we're going to  
3 definitely do a Craftsman style to match our house.  
4 But, really, we don't have any plans for that right  
5 now. I just want to get it off the -- really, the  
6 cars.

7 CHAIRMAN JAUQUET: Well, what if we -- I  
8 don't know. My idea was to approve the apron and  
9 grass-dirt parking, so to speak.

10 MS. ROWSOM: Let's see how that works and --

11 CHAIRMAN JAUQUET: Because you're not going  
12 to use it in the summer. I mean, you can use it  
13 whenever you want, but the idea is a winter  
14 off-street space.

15 MS. ROWSOM: That's the -- yeah.

16 CHAIRMAN JAUQUET: Otherwise, you're just  
17 going to park on the side and go right in from  
18 Brown, or whatever.

19 MS. ROWSOM: Right.

20 CHAIRMAN JAUQUET: Clark Street, right?

21 MS. ROWSOM: Right, right.

22 CHAIRMAN JAUQUET: Like you usually do.

23 MS. ROWSOM: Well, we never use that driveway  
24 because we can't open the gates. We never use

25 Clark Street. We always park on the Fourth Street.

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1 CHAIRMAN JAUQUET: You always park --

2 MS. ROWSOM: On Fourth Street.

3 CHAIRMAN JAUQUET: You're on Fourth and going  
4 in the front or --

5 MS. ROWSOM: On Fourth. We never -- we don't  
6 even have a key to the back door. We never use the  
7 back door. So, if we did, we'd have to go around  
8 anyway.

9 CHAIRMAN JAUQUET: But you don't use the gate  
10 that goes in the side from --

11 MS. ROWSOM: From Clark Street? We never use  
12 Clark.

13 CHAIRMAN JAUQUET: Oh, really? Oh.

14 MS. ROWSOM: No.

15 CHAIRMAN JAUQUET: Not that it -- not that it  
16 makes it any business of mine.

17 MS. ROWSOM: No, unless -- unless I'm  
18 gardening on that side, the small gate, or people  
19 either come over to go swimming in the pool,  
20 they'll park there and come in our backyard. But,

21 besides that, we never --

22 MR. BURNS: That's a long way back.

23 MS. ROWSOM: Yeah. No, it's not. It is in  
24 the dark, in the winter when it's ice and rain, but  
25 in the summer, it's fine, obviously. And he's

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1 getting bigger, too, but when he was little, it was  
2 hard.

3 So we're good with grass, if that's going to  
4 be approved tonight.

5 MR. DOWLING: I like grass.

6 CHAIRMAN JAUQUET: See, I was thinking -- I  
7 was thinking we'd approve it, we'd approve the  
8 apron and let it -- and, hopefully, they'd just  
9 stick with the grass.

10 MR. DOWLING: Yes.

11 CHAIRMAN JAUQUET: Unless it became a big  
12 problem.

13 MR. DOWLING: Yeah, I'm good with that.

14 CHAIRMAN JAUQUET: Advance to gravel or  
15 something.

16 MR. DOWLING: Yup.

17 MR. PROKOP: There's a couple of questions on  
18 these that we're supposed to ask. I don't know.

19 CHAIRMAN JAUQUET: Okay.

20 MR. PROKOP: I don't understand what Eileen's  
21 comment is, but we're supposed to look into a  
22 couple of things.

23 So, how far from the adjoining -- how far  
24 from the property line --

25 MS. ROWSOM: We have 14 feet. I'm not sure

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1 how long -- whatever you guys tell me.

2 MR. PROKOP: So, because it looks like it's  
3 going to be right against the adjoining property  
4 line, right, the property?

5 MS. ROWSOM: I mean, that's the way I drew --  
6 yeah.

7 MR. PROKOP: And what's on the other side of  
8 the property line?

9 MS. ROWSOM: Empty lot owned by Heather Wolf,  
10 which could eventually be her house, be a house one  
11 day?

12 MR. PROKOP: It's an empty lot.

13 CHAIRMAN JAUQUET: Yeah, that's what I was  
14 wondering.

15 MS. ROWSOM: It's an empty lot right now.

16 MR. PROKOP: Okay. And where it says "new"  
17 on here, that's Fourth Street?

18 MS. ROWSOM: Yeah, that's the Fourth  
19 Street --

20 MR. PROKOP: Okay.

21 MS. ROWSOM: -- where I want to put the new  
22 one there, and then the old one --

23 MR. PROKOP: Directly across Fourth Street,  
24 what's there, is it another driveway?

25 MS. ROWSOM: Yeah, there's another driveway.

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1 Well, it's a little bit -- I'd say which way? This  
2 way, closer to us. A little bit north. North.  
3 It's just a little bit north, and that's McCarthy's  
4 house.

5 MR. PROKOP: Okay. Because when we do these,  
6 we're supposed to do it so that the driveways don't  
7 line -- so that you don't have two driveways  
8 exactly across the street from each other. That's

9 very important. That's one of the planning things  
10 that we have to make sure.

11 MS. ROWSOM: Oh, yeah. She is north of us.

12 MR. DOWLING: So, it's not -- basically, it's  
13 not directly across the street. So, if you back  
14 straight out, you're not going to end up in her  
15 driveway?

16 MS. ROWSOM: No. Is it? I don't think so.  
17 I think she --

18 MR. PROKOP: You don't want two people  
19 backing out of their driveway.

20 MS. ROWSOM: I think she's just passed us.  
21 She has the double --

22 CHAIRMAN JAUQUET: She's got double over  
23 there.

24 MS. ROWSOM: She's got double.

25 MR. PROKOP: Okay.

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1 MS. ROWSOM: And she uses the one to the left  
2 anyway. Oh, no. She uses both actually now.

3 MR. PROKOP: All right. And you're pretty  
4 far off the corner. I mean, this may sound to you

5           like a stupid question, but to us it's really --  
6           the Village, it's very important. What is the use  
7           of your garage now? Is it a garage? There's  
8           nobody --

9           MS. ROWSOM: Yes. He has a Cadillac  
10          Escalade, a little kid car.

11          MR. PROKOP: Okay.

12          MS. ROWSOM: We have a lawnmower, we have a  
13          snowblower. I don't even think the cement is thick  
14          enough for --

15          MR. PROKOP: Okay. But there's no apartment  
16          in the garage or anything like that?

17          MS. ROWSOM: Apartment?

18          MR. PROKOP: Yeah.

19          MS. ROWSOM: No.

20          MR. PROKOP: Okay.

21          MR. DOWLING: Video games?

22          MS. ROWSOM: Do you have video games in the  
23          garage? What's in our garage? Junk.

24          CHAIRMAN JAUQUET: So how far? How far is  
25          the lot line from where the --

1 MS. ROWSOM: We have 14 feet from our house  
2 to the Wolf's lot line.

3 CHAIRMAN JAUQUET: Oh, okay. So it's going  
4 to take up that whole space.

5 MS. ROWSOM: Yeah, because I think I looked  
6 it up. Driveways need to be 10 feet wide. So you  
7 need 10 feet to open the doors, like without  
8 hitting your neighbor or something with your --

9 CHAIRMAN JAUQUET: Right, right.

10 MS. ROWSOM: -- six-foot car, two on each  
11 side. So we figured if there's 14, you know, that  
12 would be plenty, even to drive up there, open the  
13 doors without -- in case they put a fence one day,  
14 that we can still open up the doors without hitting  
15 their fence.

16 MR. PROKOP: It's kind of like not too great  
17 that it's right on the property line, you know.

18 CHAIRMAN JAUQUET: Yeah, I know.

19 MR. PROKOP: Because it is something  
20 that's -- I mean, a driveway is something that's  
21 considered to cause -- you know, just that elevates  
22 the tension, basically. I mean, there's noise  
23 coming -- you know, even though it's ones or twice  
24 a day, I mean, there is -- but if the lot is vacant  
25 now, I mean, then they could plan on it, if they're

1 going to do something over there.

2 MS. ROWSOM: Right. And I did speak to  
3 Heather Wolf, the owner next door, and she said,  
4 "Oh, that's fine." I mean, she told us to park in  
5 her driveway. She knows it's been a problem for us  
6 during the snow, not all the time.

7 MR. PROKOP: Yeah.

8 MR. BURNS: If we approve this, which I  
9 assume we will, do we define the size of the cuts  
10 and how far it is from the --

11 MR. PROKOP: Yes. Anything like that, that's  
12 definitely things that we should mention, yes.

13 MR. BURNS: How far it is from the lines?

14 MR. PROKOP: Right.

15 MR. BURNS: Okay.

16 CHAIRMAN JAUQUET: I don't know how big a  
17 curb cut -- I mean, a driveway apron should be.

18 MR. ABATELLI: They're pretty standard, I  
19 mean, and they'd separately --

20 CHAIRMAN JAUQUET: We can call it a standard.

21 MR. ABATELLI: Once they got the approval

22 from you, they have to get a road opening permit --

23 MS. ROWSOM: Right.

24 MR. ABATELLI: -- from the Village, which

25 deals with the actual physical process.

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1 MS. ROWSOM: Oh, it does? Oh, okay.

2 MS. ROWSOM: The Village will do this for me?

3 MR. ABATELLI: No.

4 MS. ROWSOM: Oh. I thought you said the  
5 Village. I'm like, really?

6 CHAIRMAN JAUQUET: They'll specify. They'll  
7 specify.

8 MR. ABATELLI: Well, to be honest, the  
9 Village could, but you'd have to pay for it, like  
10 when we contract.

11 MS. ROWSOM: Yeah.

12 MR. ABATELLI: That has happened, you know,  
13 that our contractor -- which then it solves the  
14 problem if it's done properly or not. But most  
15 professional masons can do it.

16 MS. ROWSOM: Does it have to be -- what if  
17 someone that I know really well can do it, not --

18 cheap and not -- do I have to use a professional  
19 mason, or can I use possibly somebody else that I  
20 know really well that could do it?

21 MR. DOWLING: Do you mean like some guy with  
22 glasses on top of his head over there?

23 MR. ABATELLI: There is a standard.

24 MR. DOWLING: That you can make a honey-do  
25 list?

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1 MR. ABATELLI: It really shouldn't be -- like  
2 if you're thinking cobblestone and things like  
3 that, it's possible, but you really -- because it's  
4 really on Village property.

5 MS. ROWSOM: Yeah.

6 MR. ABATELLI: So it's got to be done -- you  
7 know, we try, that it gets done properly, and that  
8 it won't break if you do.

9 MS. ROWSOM: Right.

10 MR. DOWLING: And it should be consistent  
11 with any other cutouts, probably.

12 MS. ROWSOM: So we could use a cobblestone  
13 cutout, if I wanted to, for the curb? I think --

14 MR. PROKOP: You'd have to show it to us in  
15 advance, basically.

16 MR. ABATELLI: It's possible, but it's a  
17 higher standard. You can't just kind of throw a  
18 bunch of rocks down.

19 MS. ROWSOM: Oh, no, no. We would make it  
20 look nice.

21 MR. ABATELLI: You know, I mean, there's  
22 people that have done that. I mean, we try not to  
23 have that happen.

24 MS. ROWSOM: Yeah.

25 MR. ABATELLI: Unless you have a handy man

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1 around the house, which I think is --

2 MS. ROWSOM: He's very handy. You should see  
3 the stuff he can do.

4 CHAIRMAN JAUQUET: So my idea was to approve  
5 this with a concrete apron and a dirt --

6 MR. DOWLING: Or grass

7 CHAIRMAN JAUQUET: And to leave the lawn the  
8 way it is.

9 MS. ROWSOM: I'm fine with that for now. And

10 if things don't work --

11 CHAIRMAN JAUQUET: And let's go to the next  
12 step, if you need to go to the next step. It's  
13 just because it keeps in sync with what we're  
14 trying to stop happening in the Village with  
15 putting concrete.

16 MS. ROWSOM: Right. Well, we don't have a  
17 driveway. The other driveway is grass, too. So we  
18 actually don't have a driveway at all.

19 CHAIRMAN JAUQUET: Yeah, okay. Yeah.

20 MS. ROWSOM: So the other one is just open up  
21 our fence, we're just in grass.

22 CHAIRMAN JAUQUET: Right.

23 MS. ROWSOM: So, if we did eventually do it  
24 one day, that would be our only driveway.

25 CHAIRMAN JAUQUET: And I guess -- then the

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1 other thing is you're sort of going on the record  
2 here saying that it's really kind of going to be  
3 used for the wintertime snow off-street rule.

4 MS. ROWSOM: For the most part, yeah.

5 CHAIRMAN JAUQUET: Yeah.

6 MS. ROWSOM: I mean, if it's pouring rain one  
7 day --

8 CHAIRMAN JAUQUET: Yeah, yeah.

9 MS. ROWSOM: -- I want to get in the house  
10 quicker, but --

11 CHAIRMAN JAUQUET: Yeah. Because, you know,  
12 it doesn't -- you know, we're trying to keep cars  
13 off front yards, and that's really essentially what  
14 this is.

15 MS. ROWSOM: Right.

16 CHAIRMAN JAUQUET: As opposed to, you know,  
17 going -- you know, the car being parked farther  
18 back on the lot out of your -- less out of your --

19 MS. ROWSOM: So how do we get the actual  
20 cutout, how wide it is? You guys have --

21 CHAIRMAN JAUQUET: I don't know if we need to  
22 get involved in that, do we?

23 MR. ABATELLI: The road opening process, I  
24 mean, you do have to break the curb. I'm not even  
25 sure if there's a curb there. There is a curb,

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1 right? There's a curb.

2 MS. ROWSOM: Yeah. And this curb, there's  
3 actually a break right where we need it to be,  
4 according to my Dad, who said he looked it up. I  
5 didn't check it out, but he said there's a spot we  
6 just easily -- where the cement is separated. We  
7 could just break it right there without breaking  
8 the curb on the Heather Wolf side.

9 MR. ABATELLI: Yeah. If they give you the  
10 permission and the basic dimensions as a single --  
11 you know, it has to be a single.

12 MR. DOWLING: Just single.

13 CHAIRMAN JAUQUET: Okay. So we can just say  
14 a motion to allow --

15 MR. DOWLING: To overlap the property line of  
16 the adjacent property.

17 MR. ABATELLI: Yeah. I mean, the center  
18 should always -- you know, if it were to be, you  
19 know, a hard driveway one way or another, it should  
20 be like at least two feet from the property line.

21 MS. ROWSOM: Right.

22 MR. ABATELLI: So then dealing with the  
23 runoff idea.

24 MS. ROWSOM: Oh, yeah.

25 MR. ABATELLI: That it shouldn't be, you

1 know, so close that any rain or anything --

2 MS. ROWSOM: Right. That's sort of what I  
3 had in mind, since I know we have 14 feet, that I  
4 have two feet on the Wolf side, two feet on our  
5 house side, and center it within that 10 feet. And  
6 then my car is only six feet wide. So then, if I  
7 put that in the center of the six feet, the car  
8 will still open and still have two feet on either  
9 side, is sort of what I pictured, but --

10 MR. PROKOP: All right. So one of the  
11 conditions would be that the parking area remains  
12 two feet from the property line.

13 CHAIRMAN JAUQUET: Okay.

14 MS. ROWSOM: That's easy.

15 MR. PROKOP: The apron has to be approved by  
16 the Village before it's installed.

17 MR. ABATELLI: We actually have a form.

18 MS. ROWSOM: Okay.

19 MR. ABATELLI: And there's a fee, also, by  
20 the way.

21 MS. ROWSOM: Of course there is.

22 MR. ABATELLI: You know, basically, to --

23 whenever you dig up any Village property --

24 MS. ROWSOM: Okay.

25 MR. ABATELLI: -- which you will be doing

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1 that.

2 MR. PROKOP: And then you wanted to have --  
3 and then there's another condition, that it's going  
4 to remain grass, the parking area is going to  
5 remain grass.

6 CHAIRMAN JAUQUET: Yeah, I just said it  
7 remain a dirt surface, grass/dirt.

8 MS. ROWSOM: Yeah, it's grass right now.  
9 Hopefully, it doesn't get dirty. Hopefully, we  
10 keep it grass. Hopefully -- I don't want to -- we  
11 park --

12 CHAIRMAN JAUQUET: You're not going to use it  
13 that much.

14 MS. ROWSOM: No. We park in the summer at my  
15 parent's house in Orient on grass, and it never got  
16 ruined in the summer. So I think we'll probably be  
17 okay. And everything will frozen, it would be  
18 pretty hard.

19                   CHAIRMAN JAUQUET: Yeah. So we can -- let's  
20 see. I guess we're going to make a motion to give  
21 permission to the Rowsoms for a -- to install a  
22 Village-approved driveway apron on the northeast  
23 corner of the site. The apron is going to be from  
24 the street to the sidewalk, and the actual parking  
25 surface is to remain grass or dirt at this point.

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1                   And the parking area on the site is to be two feet  
2 from the lot line to the south.

3                   Does anybody want to second the motion?

4                   MR. DOWLING: I'll second it.

5                   MR. BURNS: We need to do it at the next  
6 session.

7                   MR. ROWSOM: That's to the north, not the  
8 south.

9                   CHAIRMAN JAUQUET: To the north. Excuse me.  
10 Thank you. And to remain -- the parking of the  
11 vehicle to remain -- the parking area to remain two  
12 feet from the north side of the lot line.

13                   MR. PROKOP: If you do it today, then I would  
14 ratify it at your regular session. That's what you

15 normally do. I mean, you could vote on it today if  
16 you just want to get it off the table, but then I  
17 would ratify the vote at your regular session.  
18 That's sort of standard practice, because we sort  
19 of agree that we're not going to approve things.  
20 And something like this, we could vote on it today,  
21 but we'll just put it on the agenda to do a second  
22 vote to ratify it at the next meeting.

23 MR. PROKOP: Okay. So that --

24 MR. PROKOP: I mean, that's my  
25 recommendation.

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1 MR. DOWLING: Okay.

2 CHAIRMAN JAUQUET: So is this a motion or  
3 not?

4 MR. PROKOP: Yes.

5 CHAIRMAN JAUQUET: Okay. And to continue  
6 with the motion, did anybody second it?

7 MR. DOWLING: I did.

8 CHAIRMAN JAUQUET: All in favor?

9 MR. BURNS: Aye.

10 MR. DOWLING: Aye.

11 CHAIRMAN JAUQUET: Aye.

12 Permission granted with the ratification at  
13 the regular meeting next week, right?

14 MR. PROKOP: Yes. We're going to vote on it  
15 again next week.

16 MS. ROWSOM: So we need to come again next  
17 week then again, probably?

18 MR. DOWLING: You don't have to.

19 CHAIRMAN JAUQUET: I don't think so.

20 MR. PROKOP: You don't need to.

21 CHAIRMAN JAUQUET: I don't think so.

22 MR. DOWLING: That would be pretty much it.

23 MS. ROWSOM: Thank you.

24 MR. PROKOP: Unless there's something you --

25 MR. DOWLING: You don't have to.

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1 MS. ROWSOM: No, we're not.

2 CHAIRMAN JAUQUET: We're going to vote on  
3 this motion?

4 MR. PROKOP: We'll just do it again as a --

5 CHAIRMAN JAUQUET: Okay.

6 MR. PROKOP: So we have everything on the

7 record.

8 CHAIRMAN JAUQUET: Okay. That's all we're  
9 going to do, is make sure it's on the record for  
10 the regular meeting next week.

11 MS. ROWSOM: Okay. And then I guess I'll  
12 contact the Village to get them.

13 MR. ABATELLI: Yes.

14 MR. DOWLING: Yes.

15 MS. ROWSOM: Thank you so much, everybody.

16 MR. ABATELLI: I'm unbelievably impressed  
17 that your son sat through two hours and we never  
18 heard him. That like could be an all-time record.

19 MS. ROWSOM: You didn't hear him?

20 MR. ABATELLI: I heard -- there was one  
21 little squeak about an hour ago. I mean, that's  
22 unbelievable.

23 MS. ROWSOM: Say thank you.

24 MR. ROWSOM: Thank you.

25 CHAIRMAN JAUQUET: You're welcome.

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1 CHAIRMAN JAUQUET: Okay. Item #8 is  
2 discussion of a new application for a site plan

3 review at the "bait shop site" off Front Street  
4 from Ian Wile, for operation of an oyster farm,  
5 tasting space and outreach activities to be known  
6 as Little Creek Oyster Farm. Hi.

7 MR. WILE: Hi. I'd like to change that to an  
8 outdoor concert hall.

9 MR. DOWLING: Approved.

10 MR. WILE: Amphitheater.

11 CHAIRMAN JAUQUET: Live, live music.

12 MR. BURNS: Swimming pool

13 MR. WILE: And swimming pool. And a swimming  
14 pool. I appreciate the long meeting.

15 CHAIRMAN JAUQUET: You chose a long one,  
16 yeah.

17 MR. DOWLING: Make it brief, okay? The  
18 neighbor's watching my son.

19 MR. WILE: Hello. Ian Wile, 234 Fifth  
20 Avenue, representing myself on this project.

21 CHAIRMAN JAUQUET: Okay.

22 MR. WILE: I'm happy to field questions, or I  
23 can give a brief introduction.

24 CHAIRMAN JAUQUET: Let me just turn to the --

25 MR. PROKOP: What is 234 Fifth Avenue? What

1 is -- how does that -- that just happens to be your  
2 address?

3 MR. WILE: That's my home address.

4 MR. PROKOP: Has nothing to do with the  
5 property?

6 MR. WILE: No. The property address is --  
7 the technical address is Row Off Front Street.

8 CHAIRMAN JAUQUET: Right.

9 MR. WILE: 37 Front Street, Unit 5 I think is  
10 the emergency responder address.

11 MR. ABATELLI: It's the, you know, the bait  
12 shop, the old bait shop.

13 MR. BURNS: The old bait shop?

14 MR. PROKOP: Yeah.

15 CHAIRMAN JAUQUET: Where is that?

16 MR. WILE: Right along the --

17 MR. DOWLING: So you're at the bait shop, the  
18 old bait shop.

19 MR. WILE: All the way at the end. It's on  
20 the water. Its location is -- it's sort of free of  
21 an address, I think. It's Row Off Front Street,  
22 but it's along the water behind the very end of  
23 what is known as Bootleg Alley.

24                   CHAIRMAN JAUQUET: So I guess just give us a  
25                   description of what you envision happening there

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1                   from whatever your hours are of operation. Start  
2                   with that.

3                   MR. WILE: Sure. Well, I'll give you a brief  
4                   background, is that it's a --

5                   CHAIRMAN JAUQUET: Yeah, okay.

6                   MR. WILE: My family and I started a small  
7                   oyster farm out on the bay as part of a Suffolk  
8                   County Economic Development project.

9                   CHAIRMAN JAUQUET: Okay.

10                  MR. WILE: And we essentially have been  
11                  operating only on the water. The boat's kept out  
12                  of New Suffolk, which is closer to where the lease  
13                  site is. We have no shore side activity outside of  
14                  participation in -- participated with several  
15                  events through Greenport and it's our home here.  
16                  So we've always been seeking a place to have a sort  
17                  of public face. I get requests all the time, "Can  
18                  we come and visit? I want to learn more." We're  
19                  very community-outreach-based. We have a great

20 group of people who always want to interact with  
21 us, more than just delivering off to restaurants.  
22 We do some education and some workshops for small  
23 businesses, things like that.

24 CHAIRMAN JAUQUET: What's your annual  
25 harvest?

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1 MR. WILE: It's very -- so far, it's been  
2 very small. Last year was our first real year in  
3 the water. So we started, by all advice, smaller  
4 this year. It will grow, and next year it sort  
5 of --

6 CHAIRMAN JAUQUET: How many oysters are  
7 you -- will you harvest this year from seed?

8 MR. WILE: It's more of a -- what we'll plant  
9 this year? I think we will probably top out at  
10 three or -- probably 300,000 will go in the water  
11 this year, which represent oysters to be spaced  
12 out. They'll be harvest for some this year. Some  
13 would be designed for next year.

14 CHAIRMAN JAUQUET: Yeah, I know.

15 MR. WILE: It's really late next year.

16 CHAIRMAN JAUQUET: Yeah. I know that, yeah.  
17 That's why I'm asking.

18 MR. WILE: Last year, what we did is we  
19 planted larger seed, all intended for last year  
20 harvest. So we didn't -- it was a -- we had some  
21 left from that run, but it was really to get us off  
22 the ground and to show some of our community -- you  
23 know, we raised most of our original funds through  
24 a kick-starter workshop and campaign. And so much  
25 of last year was engineered towards showing that

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1 effort back to those supporters.

2 CHAIRMAN JAUQUET: I see.

3 MR. WILE: So this is the first year where we  
4 expand on that. We have, you know, enough to run  
5 through our year here. But our permit also -- ours  
6 is the first year through this -- running this  
7 program. And while I was going through it, we made  
8 a lot of connections with several of the other  
9 small growers. And we've always talked amongst  
10 ourselves about having sort of a showcase, a  
11 regional showcase to identify, you know, other

12 small growers. And so the idea is it's less, just  
13 us, and bringing, you know, one or two others in,  
14 doing events, or having it just opened as sort of a  
15 tasting -- the equivalent of a tasting room, you  
16 know, where you would come in and meet -- maybe  
17 meet specific growers, or get some background, and  
18 have kind of a space where that happens.

19 And so, with that, you know, we designed  
20 space for places -- people to sit. The idea is  
21 it's somewhat rustic and simple, picnic tables, or  
22 we talked about maybe doing some wine barrels that  
23 you could stand around or sit around with stools.  
24 Those are indicated on the site plan. I was glad  
25 that I heard that.

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1 And so the idea would be some general hours  
2 of operation, as well as being able to host some  
3 special events and participate in things that we  
4 did last year, including Taste of the North Fork,  
5 Taste of Greenport event that was around Veterans  
6 Day. Obviously, Maritime is a big event, but we'd  
7 like to see it besides just special things, and

8 have a space for, you know, sort of the general  
9 operation.

10 I don't expect late hours. It's not really  
11 -- you know, I don't want to be in the business of  
12 running a bar. I don't want -- you know, it's a  
13 family operation. I think our goals, we haven't  
14 really zeroed in on specific hours. I think we  
15 would throw ourselves somewhat at the mercy. I  
16 don't think we're looking to be an all-night  
17 affair, you know.

18 I think, for the most part, I can see -- one  
19 of our examples that we've drawn from heavily is  
20 in -- north of San Francisco, there's an oyster  
21 farm called Hog Island Oysters. It has a picnic  
22 area where people come and actually just buy bags  
23 of unshucked oysters. They sit down at picnic  
24 tables and shuck them themselves, and make a family  
25 day out of it, bring, you know, baguettes and

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1 cheese and sausage, and that kind of stuff, and  
2 hang out. And it's very social and along that kind  
3 of energy level. And I think that that's what

4 we're trying to achieve, to build this sort of  
5 cultural space, instead of -- there are plenty of  
6 places in town, I think, to do the other.

7 CHAIRMAN JAUQUET: Drink.

8 MR. WILE: Drink and eat. And, you know, we  
9 would like to -- I'd like to file an application  
10 for a beer and wine license, specifically because  
11 I'd like to pair it with our local beers.

12 CHAIRMAN JAUQUET: Yeah. I was going to ask  
13 you about that.

14 MR. WILE: You know, Greenport Harbor's been  
15 a great partner for us. We've shown up at some  
16 events for them. The wineries, you know, have been  
17 really proactive with us and vice versa. And I'd  
18 like to mostly identify this as a regional showcase  
19 space. And they go so well together, I think it  
20 would be both a poor business choice not to -- not  
21 to have that as an offering, but, also, it just  
22 makes -- to me, it makes sense as a public space.

23 CHAIRMAN JAUQUET: So what are your hours, do  
24 you think your hours are going to be? Just start  
25 there. Like, you know, the late morning through

1 the late evening?

2 MR. WILE: Yeah.

3 CHAIRMAN JAUQUET: Something on that order?

4 MR. WILE: Well, there's sort of two  
5 components of it. You know, we need a place to --  
6 one of the things that we need for our own  
7 operations is a place to store our product even  
8 before it ships off to restaurants here, or if  
9 anything goes to the City. So the building already  
10 has a full walk-in refrigerator, it had that in the  
11 past. So that was -- so part of it is, you know,  
12 we'll be in the space during the day, but I don't  
13 anticipate being open -- very few people like to go  
14 for oysters for breakfast, I think. So, you know,  
15 I think we don't anticipate being open to the  
16 public. Probably summer months I can see an 11 to,  
17 you know -- I would imagine 11 to 6 would be our  
18 kind of really busiest time, but I'd like to leave  
19 the window open for those summer evenings to be  
20 able to be open for Monday night dances.

21 CHAIRMAN JAUQUET: Yeah, right.

22 MR. WILE: And, you know, Friday and Saturday  
23 nights, a little bit later, but, you know, I think  
24 it's in that vein.

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1 MR. DOWLING: Make it until sunset kind of  
2 thing.

3 MR. WILE: Yeah, I think just -- you know,  
4 yeah. I would even peg it to the sunset. I mean,  
5 I think that that even kind of makes sense. It  
6 could, frankly, be a floating time.

7 CHAIRMAN JAUQUET: But if you're serving wine  
8 and stuff, you know, oysters in the evening after  
9 dinner, you know, that might still be okay. I  
10 don't know if you'd want -- I don't know.

11 MR. WILE: I think we're willing to stay open  
12 late. As much as some of the other people, I  
13 think, you know, there's concern about voicing a  
14 request that is an immediate killer for a project.  
15 So I think we're really an amenable kind of  
16 project. If it makes more sense to put a later  
17 hour down for this purpose, you know, I think I  
18 would say just after dinner hours, you know, on a  
19 regular basis, with opportunity to stay open for  
20 special events and Village special events,

21 certainly Maritime and dances. I mean, the Village  
22 during Maritime.

23 CHAIRMAN JAUQUET: Or the Friday night  
24 dances.

25 MR. WILE: The dances.

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1 CHAIRMAN JAUQUET: I know, that's perfect.

2 MR. WILE: It goes until 11, 11 o'clock. So  
3 we'd like to participate in that sort of culture of  
4 the Village, I think.

5 MR. BURNS: I think we need some really  
6 specific -- more specific kind of things. I can  
7 see it, I can see your vision, but I can also see a  
8 big bunch of people down there at some point. I  
9 don't know how that's -- how we can work with that,  
10 because that's been a place where people come in to  
11 get some bait, leave.

12 MR. WILE: Sure.

13 MR. BURNS: There's not a lot of activity  
14 there. But if you're planning what -- if I hear  
15 what your vision is, there's going to be more  
16 activity, and maybe who knows what.

17 MR. WILE: Sure. Sorry.

18 MR. BURNS: I could see that.

19 MR. WILE: I think one of the -- one of the  
20 things we were concerned about ourselves is, you  
21 know, I don't want to end up in a place where  
22 there's people pouring over the dock like we have  
23 at some other places, you know, where it's  
24 overcrowded. I think, you know, our plan counts  
25 for two picnic tables out front that kind of occupy

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1 most of the space, with two park benches, and, you  
2 know, look out at the water. And the entire kind  
3 of energy of the thing and the design of the thing  
4 is not conducive, frankly, to a large crowd. It's  
5 a small enough space. You know, I don't think that  
6 there's room for a lot of people.

7 One of the ways they mitigate that in this  
8 very popular California location, and I've spoken  
9 with them at length as we were building this, is as  
10 they've built -- become a destination, they take  
11 reservations, actually, for the picnic tables, so  
12 that people know if they want to come and sit down

13 and do this, they'll shuck oysters and sit and have  
14 their --

15 CHAIRMAN JAUQUET: But they can do it.

16 MR. WILE: That they make their reservation  
17 ahead of time and there's no line, and it's just  
18 the way, you know, people -- that's how they  
19 mitigated an overcrowding. There's only so much  
20 room, there are only so many spots. It's not a  
21 standing-room-only type place.

22 MR. DOWLING: And shucking oysters isn't  
23 something you do walking around.

24 MR. WILE: Yeah, I think you need -- you  
25 know, there's nine stations where you sit down and

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1 that's it. I mean, that's how we envision it, no  
2 stand-up bars, not a lot of -- not a beer garden,  
3 you know. No. I mean, I think that that would be  
4 the concern I would have, if I'm understanding you  
5 right, that this outdoor space could just as easily  
6 be a social gathering space. And I think that it  
7 will be, but in -- you know, I'd like to have my  
8 son sitting there, so --

9 CHAIRMAN JAUQUET: Yeah.

10 MR. WILE: You know, I think it's in keeping  
11 with that.

12 One of the things that has appealed to me  
13 about this particular space is that I started the  
14 oyster farm -- I don't come from that world. I  
15 don't get -- I don't have the joy of claiming  
16 multiple generations of -- to go back here. But it  
17 interested me to see if there was a modern way to  
18 reinvent, you know, a working waterfront, and that  
19 this particular building to me, before I even moved  
20 here, just says that it's a working waterfront,  
21 because it feels like a working waterfront  
22 building.

23 CHAIRMAN JAUQUET: It's got a lot of maritime  
24 character.

25 CHAIRMAN JAUQUET: You can go down there and

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1 get a tee shirt and -- you know, it's got tee  
2 shirts and ice creams. And I think that this is  
3 maybe the closest that I can imagine building  
4 something that has a connection to what's

5 physically working on the water while being a  
6 sustainable building.

7           You know, we talk a lot about our particular  
8 business being sustainable, and I think it's both  
9 environmentally and it has to be economically  
10 sustainable. The idea that a farmer has to be  
11 environmentally sustainable but can't be  
12 economically sustainable is problematic. So what's  
13 appealing to me is that here's a way to become, you  
14 know, a self-sustaining business that has a healthy  
15 base, while presenting the kind of -- and  
16 continuing to work on what is truthfully a working  
17 waterfront project. And, you know, we talked about  
18 doing it in other places, but it just -- one, it's  
19 home here, and it just sort of made sense to me in  
20 this particular space.

21           CHAIRMAN JAUQUET: Is the building lot this  
22 whole thing that includes the building and the side  
23 yard here?

24           MR. WILE: Let me just take a look at it.  
25 Yes, but I'd rather look at it.

1           CHAIRMAN JAUQUET: I'm just wondering how  
2 much of this -- this is part of yours, too, this  
3 strip in here?

4           MR. WILE: Okay, yeah. So this is a public  
5 right-of-way. Like the -- this is physically the  
6 lot, this is the building. This is a 10-foot  
7 public right-of-way, and then there's a  
8 right-of-way from the water --

9           CHAIRMAN JAUQUET: Right.

10          MR. WILE: -- back to the bulkhead, that's a  
11 public space.

12          CHAIRMAN JAUQUET: There's all that junk all  
13 over the front there all the time. I know it looks  
14 clear here, but, you know, the rocks are here. And  
15 does somebody have the right to park in here, or is  
16 that just a walkway?

17          MR. DOWLING: There's no access for parking  
18 over there.

19          MR. WILE: Now. Now there -- it used to  
20 be there were boulders in there. Now there are  
21 boulders there that --

22          CHAIRMAN JAUQUET: So sort cleaned it up.

23          MR. WILE: I don't know if Cheryl did that  
24 or --

25          CHAIRMAN JAUQUET: They kind of cleaned it up

1 in there, didn't they?

2 MR. ABATELLI: The boulders belong to the  
3 Village.

4 CHAIRMAN JAUQUET: Oh, they do?

5 MR. ABATELLI: The Village put them there to  
6 prevent cars and motorcycles from going right  
7 through.

8 CHAIRMAN JAUQUET: From going through there,  
9 from Claudio's parking lot.

10 MR. WILE: That's where they cut through to  
11 Claudio's, yeah, or from Claudio's, right.

12 MR. ABATELLI: So those are ours actually on  
13 their property.

14 MR. PROKOP: When did we put them in?

15 MR. ABATELLI: Probably five or six years  
16 ago, but they're movable. I mean, we actually have  
17 moved them at times. But that was more of a  
18 traffic --

19 MR. DOWLING: Basically, from the mishap of  
20 somebody deciding "I can go that way."

21 MR. ABATELLI: Right. And we have -- that's

22 on the other side, too.

23 CHAIRMAN JAUQUET: Right. I always ride my  
24 bike over there.

25 MR. ABATELLI: To just try to keep people

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1 from driving or parking there.

2 CHAIRMAN JAUQUET: I mean, the outdoor  
3 seating that you have here, there's some --

4 MR. DOWLING: Park benches.

5 CHAIRMAN JAUQUET: There's park benches. Is  
6 that all you can put out there?

7 MR. WILE: Well, we could --

8 CHAIRMAN JAUQUET: I mean, I don't know  
9 much --

10 MR. WILE: To be honest, you could fit more,  
11 but I had the same preventive concerns about  
12 creating a --

13 CHAIRMAN JAUQUET: Scene?

14 MR. WILE: A big, loud space that I'm only  
15 going to get complaints about every day. My goal  
16 is to not engender anger from whoever, if I can  
17 help it.

18 CHAIRMAN JAUQUET: But the idea of this --

19 MR. WILE: I mean, if that's the concern. I  
20 can put -- physically, you could fit probably two  
21 more full picnic tables out there before you've  
22 occupied the full weight of the available space.

23 CHAIRMAN JAUQUET: Well, yeah. I'm just --

24 MR. ABATELLI: I don't want to really cut  
25 this short, because it's probably one of the better

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1 things tonight, but they have a HAZMAT training in  
2 here. That's why there's all this commotion going  
on.

3 MR. PROKOP: Did you get this from a broker?

4 MR. WILE: No. If I may, and I know this  
5 property has been through the washing machine  
6 before, but Cheryl Inzerillo, the owner, had  
7 approached me. She knew that we were -- my son and  
8 I and my wife had started this oyster project, and  
9 we're speaking over it one day and she asked if  
10 there was -- if I were to have any interest in  
11 trying to do something at this particular space,  
12 especially with the idea that it was a -- that it  
13 was a waterfront commercial property, and perhaps

14 we fit that. And that was an impetus behind it.

15 MR. PROKOP: Did you do this with an  
16 attorney?

17 MR. WILE: This application and site plan?

18 MR. PROKOP: No, your discussion regarding  
19 the property.

20 MR. WILE: Not past this. No, I'm sorry.

21 MR. PROKOP: But your discussion with the  
22 owner, did you have -- were you represented by an  
23 attorney?

24 MR. WILE: No. And the -- at the moment, you  
25 know, what we -- Cheryl and I have a Letter of

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1 Intent between ourselves. It's not an executed  
2 lease, because I wanted -- I've known that this  
3 property has gone through, you know, having --  
4 usually, reading the minutes for these things,  
5 knowing that the past effort was complicated, I  
6 didn't want to take out the property without  
7 approaching this Board first.

8 MR. PROKOP: Okay.

9 MR. WILE: And, frankly, I wanted to avoid

10 the Layyah problem. You know, I didn't want to be  
11 the one who opened up and waited for the notice.

12 CHAIRMAN JAUQUET: Well, the idea is,  
13 essentially, it's an oyster cafe, plus the other  
14 activities that have some educational aspect to  
15 them.

16 MR. WILE: Yes. I mean, for me it's slightly  
17 more complicated only in that it is directly to --  
18 it would be directly tied to, you know, the farming  
19 operations and the other operations of other  
20 growers.

21 CHAIRMAN JAUQUET: But if you're not growing  
22 enough yourself, you can always buy from --

23 MR. WILE: Exactly. And our --

24 CHAIRMAN JAUQUET: -- all the other name  
25 brand, local brand places.

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1 MR. WILE: Our permit allows us to buy and  
2 repack from other small growers. So we've met  
3 several who they grow, but they --

4 CHAIRMAN JAUQUET: Yeah.

5 MR. WILE: But they don't have the marketing

6 side.

7 CHAIRMAN JAUQUET: Right, right.

8 MR. WILE: We've developed a pretty strong  
9 marketing side.

10 CHAIRMAN JAUQUET: Right. So you're getting  
11 a liquor license, then?

12 MR. WILE: We would appeal for a beer and  
13 wine license. I'm not interested in the other.

14 CHAIRMAN JAUQUET: That's different? Okay.

15 MR. WILE: Yeah.

16 CHAIRMAN JAUQUET: And then you said you're  
17 going to store so you can truck stuff to the City,  
18 truck product to the City. Does that mean that  
19 you're going to have a truck there in the morning  
20 or something?

21 MR. WILE: And simplify the truck side. Last  
22 year we were able to deliver it in a, you know --

23 CHAIRMAN JAUQUET: A van?

24 MR. WILE: A noncommercial car, yeah. It  
25 goes in a cool box in the back of a truck. You

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1 know, personal trucks, it's not a step van.

2                   CHAIRMAN JAUQUET: But there's already --  
3                   there's already truck activity in that space, isn't  
4                   there for --

5                   MR. WILE: It's a turn-around.

6                   MR. ABATELLI: Into the marina area.

7                   CHAIRMAN JAUQUET: I mean, that's not an  
8                   issue, is it, a van or delivery van coming in,  
9                   another one?

10                  MR. ABATELLI: Certainly coming and going is  
11                  fine. They just have a problem with something  
12                  that's parked there for a long time.

13                  MR. DOWLING: I'm sure there's already  
14                  another van that delivers stuff to --

15                  CHAIRMAN JAUQUET: Yeah, I know.

16                  MR. DOWLING: -- Buffalo Bill's right there,  
17                  too.

18                  CHAIRMAN JAUQUET: Yeah.

19                  MR. WILE: At the most, we would deliver it  
20                  and not park.

21                  MR. ABATELLI: We're really over the time.

22                  CHAIRMAN JAUQUET: Okay. We're all done.

23                  MR. ABATELLI: Not that we should throw the  
24                  guy out, but, I mean, we need to pick it up next  
25                  week. It's unfortunate of your time here.

1 MR. WILE: I understand that.

2 MR. ABATELLI: We were supposed to be out by  
3 seven.

4 MR. DOWLING: We can ask for anything else  
5 for approving at the next meeting, really.

6 MR. WILE: Yeah. I guess on my side, I would  
7 just ask direction, because there are certain  
8 things we would like to move forward with, if  
9 there's an inclination that this is -- has, you  
10 know, potential. And I know you can't speak to  
11 that in terms of pre-approval, but, you know, I'm  
12 not going to bother with certain applications that  
13 are quite expensive, you know, in terms of our Ag  
14 and Markets and liquor licenses, so --

15 MR. ABATELLI: Hopefully, they could just  
16 give you more time on next Thursday.

17 MR. WILE: Sure.

18 MR. ABATELLI: And maybe in the meantime the  
19 Chairman, Peter, could talk to Eileen and connect  
20 to you to try to get --

21 MR. WILE: Yeah. I would say if there are  
22 any questions --

23 MR. DOWLING: Is there anything that we can  
24 require for the committee today?

25 CHAIRMAN JAUQUET: Well, you know, I was just

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1 going to ask about the sign that's out there. It's  
2 sort of an historic sign. In this case, he  
3 probably -- you can probably have a bigger sign  
4 display, you know.

5 MR. DOWLING: I think he's got that on there.

6 MR. ABATELLI: Yeah. I think the signage by  
7 itself is going to be a big discussion.

8 CHAIRMAN JAUQUET: Right.

9 MR. ABATELLI: But I don't think that's --  
10 that's not what's going to keep you from being in  
11 business.

12 MR. DOWLING: I think the use itself, it's a  
13 no-brainer for the Village.

14 CHAIRMAN JAUQUET: To me, I think it's a  
15 terrific thing.

16 MR. PROKOP: There's issues with the property  
17 that he's --

18 CHAIRMAN JAUQUET: Yeah.

19 MR. PROKOP: You know, I said you're all --  
20 you heard like eight other applications. Did I ask  
21 anybody else if they had an attorney?

22 MR. WILE: No. I know.

23 MR. PROKOP: Okay.

24 MR. WILE: I looked right at you when you  
25 said it.

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1 MR. PROKOP: Okay. So, you know, there's  
2 issues with the property that have to be  
3 investigated by --

4 MR. DOWLING: What are the issues with the  
5 property?

6 MR. PROKOP: Well, the Village is claiming a  
7 more significant right-of-way than what's indicated  
8 on the plans, basically. So this area is basically  
9 one of the entranceways to Mitchell Park.

10 CHAIRMAN JAUQUET: Yeah.

11 MR. PROKOP: And there's other things that  
12 are going on.

13 MR. WILE: Okay. Well, I can have an  
14 attorney speak to you, but I'm not going to have an

15 attorney draw up a lease on this particular  
16 property.

17 MR. PROKOP: You don't have to do anything,  
18 you know. Just suggesting, you know.

19 MR. WILE: Is there -- I mean, I guess what I  
20 would ask is direction for what -- who the attorney  
21 should speak to. The landlord has indicated a  
22 certain -- we pulled the -- you know, this survey  
23 came from the Village. That was FOILED from the  
24 Village, so I guess -- and the right-of-ways were  
25 indicated on that survey.

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1 MR. PROKOP: This survey came from the  
2 Village?

3 MR. WILE: That was FOILED from the Village  
4 and provided.

5 MR. PROKOP: But that was somebody else's  
6 application. We didn't provide a survey. That  
7 survey came -- how did he get a survey from the  
8 Village?

9 MR. ABATELLI: He FOILED for a copy.

10 MR. PROKOP: But it's somebody else's

11 application, it's not our survey.

12 MR. ABATELLI: I'm not positive what it is.  
13 I think it's just a survey of the property.

14 MR. WILE: I understand your time pressures.

15 MR. PROKOP: There's an issue of the --

16 MR. WILE: I just wanted to know if there's  
17 something I can do before the next meeting, because  
18 I'll take -- you know, we have time.

19 MR. ABATELLI: He's going to resurvey the  
20 property.

21 MR. PROKOP: Okay. No, I just wanted --

22 MR. ABATELLI: He's going to hire a surveyor  
23 to survey the property. I believe this was in the  
24 file, the survey. I believe -- I believe it was a  
25 survey in the file that you FOILED for, got a copy,

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1 which is what people can do, I guess.

2 MR. WILE: Right.

3 MR. PROKOP: The Village -- whatever you  
4 have, wherever you got it, the Village has a claim.  
5 The Village is pursuing a claim to a 20-foot wide  
6 right-of-way.

7 MR. WILE: From the bulkhead?  
8 MR. PROKOP: Yeah.  
9 MR. WILE: Back on the bulkhead?  
10 MR. PROKOP: Yeah, more or less. So  
11 that's --  
12 MR. WILE: Okay.  
13 MR. PROKOP: Whatever that does, it may not  
14 even affect you. Whatever --  
15 MR. DOWLING: Looking at the scale of the  
16 drawing, your stuff, what you have on here doesn't  
17 encroach on that.  
18 MR. ABATELLI: I think that even shows 20  
19 feet, doesn't it? Doesn't it show 20 feet?  
20 MR. DOWLING: It says 10 feet here, and  
21 then --  
22 MR. WILE: The landlord says that, you know,  
23 she thinks she has six. I know Eileen marked up  
24 10, but that's that.  
25 CHAIRMAN JAUQUET: So you're still

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1 potentially okay with what you've got here?  
2 MR. WILE: Yeah, I mean --

3 MR. DOWLING: I think, probably for your  
4 protection, maybe he's trying to state that you  
5 want to make sure your lease covers you for what  
6 you're renting.

7 MR. WILE: Yeah, obviously.

8 CHAIRMAN JAUQUET: Yeah.

9 MR. WILE: You wouldn't want to rent  
10 something you can't use, right.

11 MR. BURNS: That's not an open --

12 CHAIRMAN JAUQUET: So who determines that?

13 MR. PROKOP: Well, it's going to be a court.

14 CHAIRMAN JAUQUET: A court has to determine  
15 that?

16 MR. PROKOP: Yeah.

17 MR. DOWLING: So, basically, there's a  
18 pending legal action on it, then.

19 MR. PROKOP: Yes.

20 MR. DOWLING: Okay.

21 MR. WILE: Well, that I can clarify. I do  
22 have an attorney, I just --

23 MR. DOWLING: Any idea when that's going  
24 to --

25 MR. WILE: You know, saved --

1 MR. PROKOP: Pardon me?

2 MR. WILE: -- for a minute.

3 MR. DOWLING: Any idea when that's going to  
4 court?

5 MR. PROKOP: It's some time in the future.  
6 Well, I mean, it's in -- some time in the future.

7 MR. DOWLING: So you don't have the --

8 CHAIRMAN JAUQUET: We can still approve this  
9 with that pending.

10 MR. PROKOP: Right. He has to work out with  
11 the -- you know, with the -- I'm just letting you  
12 know that the Village believes that it's a --

13 MR. WILE: I think my concern was if the  
14 court action was not about an extra 10 feet of  
15 right-of-way, but perhaps something much larger  
16 with the building.

17 MR. DOWLING: Not including the right-of-way,  
18 do we have anything else we require of him?

19 MR. PROKOP: It's only about the width of the  
20 right-of-way. If you could -- you know, that may  
21 not affect your plans.

22 MR. DOWLING: Well, if he does need anything  
23 for next week, maybe just to put the hours in. The

24 site plan looks good. I mean, he doesn't have the  
25 hours on it that he wants to be open.

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1 CHAIRMAN JAUQUET: Yeah. I mean, I don't  
2 know. The walk-in cooler is there. There's some  
3 sinks there. There's a place to shuck oysters.  
4 There's -- I guess the rest of this is seating  
5 and --

6 MR. WILE: There's merchandising and seating.

7 CHAIRMAN JAUQUET: And some -- and there's  
8 some shelves here to lean at, I guess. Those are  
9 probably waist high or something?

10 MR. WILE: Yeah, and some gifts and things.

11 CHAIRMAN JAUQUET: And you're going to finish  
12 off the interior, and have hours, and have a  
13 Health -- a Board of Health approved space.

14 MR. WILE: Yeah. That would fall under --

15 CHAIRMAN JAUQUET: Food space.

16 MR. WILE: -- New York State Ag and Markets  
17 because of the --

18 CHAIRMAN JAUQUET: And what am I supposed to  
19 talk to Eileen about, that sign?

20 MR. ABATELLI: No. We're just trying to  
21 speed this up.

22 MR. WILE: Yeah.

23 MR. DOWLING: Yeah.

24 MR. ABATELLI: I feel that any minute they're  
25 going to turn the lights out.

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1 CHAIRMAN JAUQUET: Right.

2 MR. DOWLING: Right.

3 MR. WILE: And thank you.

4 MR. ABATELLI: Basically, just the concerns  
5 that are coming from the Board to get to Eileen to  
6 speak to the applicant about, so that when he comes  
7 in next week, he's as organized and prepared as  
8 possible.

9 CHAIRMAN JAUQUET: I don't see that there's  
10 anything --

11 MR. ABATELLI: There may not be. I'm just  
12 trying to get us out of the room.

13 CHAIRMAN JAUQUET: -- missing.

14 MR. ABATELLI: That's all I'm doing.

15 MR. PROKOP: Remember Ben's comment about it

16 just seemed a little bit rambling, but it needs to  
17 be more focused, right? That's basically what --

18 MR. DOWLING: Yeah.

19 MR. PROKOP: To put it nicely and just --

20 CHAIRMAN JAUQUET: The activity that's going  
21 to occur there.

22 MR. PROKOP: Yeah, we need a better  
23 description of what you want.

24 MR. BURNS: It's kind of nebulous at this  
25 point. It's kind of open-ended.

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1 MR. WILE: That's fine, I can do that. Thank  
2 you for your time. I know it's a long day.

3 MR. BURNS: Thank you.

4 MR. ABATELLI: We'll put you earlier on the  
5 agenda.

6 CHAIRMAN JAUQUET: Yeah, we'll put you, yeah,  
7 right, right.

8 MR. ABATELLI: You won't be at the end of the  
9 agenda.

10 MR. WILE: That would be very nice.

11 CHAIRMAN JAUQUET: So if I talk to Eileen, we

12 can cover --

13 MR. ABATELLI: I just was throwing that out  
14 there, so Eileen can -- if you talk to Eileen,  
15 Eileen can talk to him, whereas you really  
16 shouldn't talk directly to him.

17 MR. WILE: I was going to say.

18 CHAIRMAN JAUQUET: Oh, I see. All right.

19 MR. ABATELLI: Just to -- you know, just to  
20 help us.

21 CHAIRMAN JAUQUET: Great.

22 MR. DOWLING: Do you want to end this?

23 CHAIRMAN JAUQUET: Oh.

24 MR. DOWLING: Schedule the monthly meeting.

25 MR. WILE: I can check in with Eileen later,

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1 see if there are questions. I'm happy to talk to  
2 her. Then I'll call the attorney tomorrow.

3 MR. ABATELLI: Just have him standing by.

4 CHAIRMAN JAUQUET: Okay. Item 9, motion to  
5 schedule --

6 MR. WILE: They're standing by. They're  
7 always standing by.

8 CHAIRMAN JAUQUET: All right. Item #9,  
9 motion to schedule the May 3rd, 2014 regular  
10 meeting and work session for May 29th, 2014.  
11 Anybody second?

12 MR. DOWLING: I'll second.

13 CHAIRMAN JAUQUET: All in favor?

14 MR. BURNS: Aye.

15 MR. DOWLING: Aye.

16 CHAIRMAN JAUQUET: Aye.

17 Number 10, motion to accept the minutes for  
18 the following: The April 3rd, 2014 regular  
19 meeting.

20 MR. BURNS: Second

21 CHAIRMAN JAUQUET: All in favor?

22 MR. BURNS: Aye.

23 MR. DOWLING: Aye.

24 CHAIRMAN JAUQUET: Aye.

25 Motion to adjourn. Any seconds.

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1 MR. DOWLING: Second.

2 CHAIRMAN JAUQUET: All in favor?

3 MR. BURNS: Aye.

p.m.)

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MR. DOWLING: Aye.  
CHAIRMAN JAUQUET: Aye. Okay. Thanks.  
(Whereupon, the meeting was adjourned at 7:25

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C E R T I F I C A T I O N

STATE OF NEW YORK )

) SS:

COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and Notary Publicfor and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on April 24, 2014.

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 this 6th day of May 6, 2014.

\_\_\_\_\_  
Lucia Braaten

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