

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK STATE OF NEW YORK

3 -----x

4 PLANNING BOARD
5 REGULAR SESSION/WORK SESSION

6 -----x

7 Third Street Fire Station
8 Greenport, New York

9
10 September 5, 2019
11 4:00 p.m.

12

13 B E F O R E:

14 WALTER FOOTE - CHAIRMAN

15 JOHN COTUGNO - MEMBER

16 LILY DOUGHERTY-JOHNSON - MEMBER

17 PATRICIA HAMMES - MEMBER

18 REED KYRK - MEMBER (Absent)

19

20

21 ROBERT CONNOLLY - PLANNING BOARD ATTORNEY

22 PAUL PALLAS - VILLAGE ADMINISTRATOR

23

24

25

1 (The meeting was called to order at 4:00 p.m.

2 CHAIRMAN FOOTE: Good afternoon. This is
3 the Village of Greenport Planning Board meeting.
4 It's a work and regular session on September 5th,
5 2019. It's approximately 4 p.m. We'll start off
6 with the work session.

7 Item No. 1 is a motion to accept and
8 approve the minutes of the August 1, 2019
9 Planning Board meeting. May I have a second?

10 MEMBER COTUGNO: Second.

11 CHAIRMAN FOOTE: All those in favor of the
12 minutes?

13 MEMBER COTUGNO: Aye.

14 MEMBER DOUGHERTY-JOHNSON: Aye.

15 MEMBER HAMMES: Aye.

16 CHAIRMAN FOOTE: Aye.

17 Motion carries. The minutes are approved
18 and adopted.

19 Items No. 2 is a motion to schedule the
20 Planning Board regular session, as well as a
21 motion to schedule the Planning Board work
22 session, both at 4 p.m. on October the 3rd, 2019.
23 We'd like to combine them and have it for a
24 single session.

25 MEMBER HAMMES: I won't be able to make

1 that meeting, just so you know.

2 CHAIRMAN FOOTE: Okay. I think we'll still
3 have -- everybody else is going to be available
4 that day?

5 MEMBER COTUGNO: Yeah.

6 MEMBER DOUGHERTY-JOHNSON: October 3rd,
7 yes.

8 CHAIRMAN FOOTE: So we should still have a
9 quorum. So we're going to -- the proposal, then,
10 is to schedule both of those meetings on the date
11 of October the 3rd at 4 p.m. Do I have a second
12 for that motion?

13 MEMBER COTUGNO: Second.

14 CHAIRMAN FOOTE: All those in favor?

15 MEMBER COTUGNO: Aye.

16 MEMBER DOUGHERTY-JOHNSON: Aye.

17 MEMBER HAMMES: Aye.

18 CHAIRMAN FOOTE: Aye.

19 The motion carries.

20 The next item is concerning 27 Front
21 Street. Actually, this is to accept the findings
22 and determinations, but we're going to postpone
23 this until the next meeting. And that -- this
24 has to do with the application, the approval of
25 the application of the Frisky Oyster at 27 Front

1 Street.

2 And, also, the application of 110 South
3 Street in Greenport, we're going to postpone that
4 until our next meeting on October the 3rd.

5 Do I need a second and approval on that,
6 or just move on? We're just going to reschedule it.

7 The next item is concerning 112 South
8 Street. The same thing, motion to accept the
9 findings. That's something that we're going to
10 move as well, right?

11 MR. CONNOLLY: Yeah, that also.

12 CHAIRMAN FOOTE: Okay. So that's going
13 to -- the application of 622 Front Street is
14 going to be moved to the next meeting as well.

15 So the next item is 300 -- concerns 300
16 Main Street. It's a pre-submission conference
17 regarding a site plan approval for Stirling
18 Square LLC, represented by Architect Robert I.
19 Brown. The applicant is proposing interior and
20 exterior renovations to accommodate the
21 conversion of the first floor from retail to
22 assembly, and the second and third floors from
23 residential apartments to commercial hotel units.
24 The property is located in the Commercial Retail
25 District. The property is also located in the

1 Historic District. This is at Suffolk County Tax
2 Map #1001-4.-7-29.1. And good afternoon.

3 MR. BROWN: Good afternoon. Robert Brown,
4 Architect for the client.

5 The only aspect of the project that is
6 exterior and is being submitted to the Historic
7 Preservation Commission is on the north side of
8 what's now the Doofpot, to build a glass folding
9 wall, similar to the one that is currently at the
10 hotel lobby on the north side of the courtyard.

11 The object of this proposal is to turn the
12 Doofpot into the hotel lobby, and opening up what
13 is now the hotel lobby into a retail space
14 farther down the road.

15 CHAIRMAN FOOTE: The --

16 MEMBER HAMMES: The hotel lobby now is also
17 a retail space, right?

18 MR. BROWN: It's a combination, yeah.

19 MEMBER HAMMES: So is the intention that
20 that -- because it looks like you're also
21 requesting that the space that is being submitted
22 be also retail and assembly, so --

23 MR. BROWN: Yeah. The idea is that
24 everything that's in what is now the lobby on the
25 north side, it used to be the yoga studio a while

1 back, all of that would move into what's now the
2 Doofpot.

3 MEMBER HAMMES: But that -- then that
4 particular area would remain, though, coded for
5 assembly and retail the way it is now?

6 MR. BROWN: Yes.

7 MEMBER HAMMES: So there would be two areas
8 in that complex --

9 MR. BROWN: Yes.

10 MEMBER HAMMES: -- that would be for
11 assembly and retail?

12 MR. BROWN: Yes.

13 MEMBER HAMMES: Do we comments from the
14 Planner?

15 ADMINISTRATOR PALLAS: Yeah. Kristina has
16 been out. I forgot to bring them, I apologize.
17 I will send them out first thing tomorrow
18 morning. I apologize.

19 CHAIRMAN FOOTE: So where the -- I'm a
20 little confused myself. You made me more
21 confused. Where the current clothing retail
22 shop/hotel lobby --

23 MR. BROWN: Yes.

24 CHAIRMAN FOOTE: -- is on the north side --

25 MR. BROWN: Yes.

1 CHAIRMAN FOOTE: -- it's actually the
2 northeast side, right, of the courtyard?

3 MR. BROWN: Yeah, it's the middle of the --

4 CHAIRMAN FOOTE: Where Alex's store is,
5 right?

6 MEMBER HAMMES: Yes.

7 MR. BROWN: Yes.

8 CHAIRMAN FOOTE: It's his retail shop?

9 MR. BROWN: Yeah.

10 CHAIRMAN FOOTE: Okay. The proposal will
11 have that become what?

12 MR. BROWN: That's undetermined at this
13 point. My belief is that they would be looking
14 to rent it out as retail space.

15 CHAIRMAN FOOTE: Okay. But it's -- but it
16 no longer will be -- it won't be continuing to
17 serve as a hotel lobby?

18 MR. BROWN: No.

19 CHAIRMAN FOOTE: Okay.

20 MR. BROWN: That's correct.

21 CHAIRMAN FOOTE: And the new hotel lobby is
22 proposed to be where the Doofpot used to be?

23 MR. BROWN: Where the Doofpot it now, yes.

24 CHAIRMAN FOOTE: And where will the
25 entrance to that lobby -- will be in the

1 courtyard yard or on the street?

2 MR. BROWN: Both, both.

3 CHAIRMAN FOOTE: Okay.

4 MEMBER HAMMES: Based on the plans, it
5 looks like they'll keep existing entrance and
6 make it handicapped accessible; is that correct?

7 MR. BROWN: Yes. Keep the front door on
8 Main Street, and create a folding glass wall on
9 the north side inside the courtyard.

10 MEMBER DOUGHERTY-JOHNSON: So the new glass
11 wall is like across from the --

12 MR. BROWN: Across from the --

13 MEMBER DOUGHERTY-JOHNSON: -- the retail.

14 MR. BROWN: Yes.

15 CHAIRMAN FOOTE: So it's not --

16 MEMBER DOUGHERTY-JOHNSON: Current retail.

17 CHAIRMAN FOOTE: There won't be a glass
18 wall along Main Street?

19 MR. BROWN: No.

20 CHAIRMAN FOOTE: No.

21 MR. BROWN: No.

22 CHAIRMAN FOOTE: Okay.

23 MR. BROWN: The storefront remains exactly
24 the same.

25 MEMBER HAMMES: I think it's going to go

1 right here.

2 CHAIRMAN FOOTE: Yeah, facing the
3 courtyard.

4 MEMBER DOUGHERTY-JOHNSON: And that's the
5 only exterior --

6 MEMBER COTUGNO: Facing the courtyard.

7 MEMBER HAMMES: -- renovation?

8 MR. BROWN: That's the only exterior
9 change. That and signage, which has yet to be
10 determined. Though, actually, the signage will
11 probably be exactly what's on the current lobby,
12 will be moved to Main Street.

13 MEMBER HAMMES: And are the upstairs rooms
14 currently apartments, or are they currently hotel
15 rooms?

16 MR. BROWN: The second floor of that
17 building in the front, the west side, is
18 currently a two-room apartment.

19 MEMBER HAMMES: It's Airbnb though, I
20 think, right?

21 MR. BROWN: That I couldn't -- in terms of
22 operation, I couldn't tell you.

23 CHAIRMAN FOOTE: Are we talking about the
24 Doofpot --

25 MEMBER HAMMES: Yes.

1 CHAIRMAN FOOTE: -- building?

2 MEMBER HAMMES: Yes.

3 MR. BROWN: Upstairs of the Doofpot.

4 CHAIRMAN FOOTE: Okay.

5 MEMBER HAMMES: So the request is to
6 convert that into a two-room hotel room?

7 MR. BROWN: Yeah, the idea is to convert
8 that into two hotel rooms, and take over the
9 attic as a third hotel room.

10 MEMBER DOUGHERTY-JOHNSON: So it would just
11 be three new rooms?

12 MR. BROWN: Three new rooms. Where there's
13 one apartment, there would be three hotel rooms.

14 MEMBER DOUGHERTY-JOHNSON: Is there an idea
15 about parking? Are there any parking
16 requirements?

17 MEMBER HAMMES: Well, I think it's
18 grandfathered.

19 MR. BROWN: No. That's something that was
20 discussed going way back to the origin of the
21 project. And because the property had been
22 developed prior to the code, it's exempt from
23 parking requirements.

24 MEMBER HAMMES: But the drawing that you
25 submitted doesn't -- it shows -- okay, never

1 mind. I didn't see it. Paul, on the -- on the
2 parking issue, is the whole complex treated as
3 one building?

4 ADMINISTRATOR PALLAS: It's a single
5 parcel. The complex is a single parcel. The
6 buildings are existing, were existing. So it
7 would almost be irrelevant how we treated it,
8 because even if I took individual buildings for
9 requirements, they would have all existed anyway.

10 CHAIRMAN FOOTE: Has this application had a
11 requirement to go before Zoning for anything?

12 ADMINISTRATOR PALLAS: No, not for this
13 application. It does have a requirement, I
14 think, as the applicant noted, to go to HPC,
15 Historic Preservation Commission, for their
16 signoff.

17 MR. BROWN: We've already made that
18 application.

19 MEMBER HAMMES: Has that been scheduled?

20 MR. BROWN: I would just like -- I'm sorry?

21 MEMBER HAMMES: Has the hearing been
22 scheduled for that?

23 MR. BROWN: Yes, yes. I also just feel
24 compelled to point out, I was notified this
25 afternoon by Greg Morris that there's some

1 confusion about --

2 ADMINISTRATOR PALLAS: I wouldn't -- there
3 was an issue with the address. It's really only
4 a legal notice matter, it wouldn't concern --
5 it's only for the --

6 MR. BROWN: Okay.

7 ADMINISTRATOR PALLAS: That's an
8 administrative -- administrative issue, not --

9 MR. BROWN: That's fine with me.

10 ADMINISTRATOR PALLAS: Not a concern for
11 this Board, it's fine.

12 CHAIRMAN FOOTE: So with these three
13 additional hotel rooms, how many hotel units will
14 there be in the entire complex; do you know?

15 MR. BROWN: I believe 12.

16 CHAIRMAN FOOTE: Twelve?

17 MR. BROWN: I believe it would go from 9
18 to 12. Well, 10 to 12, technically.

19 MEMBER DOUGHERTY-JOHNSON: There are 10
20 above the restaurant?

21 MEMBER HAMMES: No. The other building
22 where Brix and Rye is has 12.

23 MEMBER DOUGHERTY-JOHNSON: Oh, that's --

24 MR. BROWN: Yeah.

25 CHAIRMAN FOOTE: It's two different

1 buildings.

2 MEMBER DOUGHERTY-JOHNSON: I did not know
3 that.

4 MR. BROWN: The entire second floor --

5 MEMBER DOUGHERTY-JOHNSON: Okay.

6 MR. BROWN: -- of the complex is hotel
7 rooms right now.

8 MEMBER DOUGHERTY-JOHNSON: I thought those
9 were apartments.

10 CHAIRMAN FOOTE: Ten to 12. You said
11 there's three new units, so there would be 10 --

12 MR. BROWN: Yeah, but there is one
13 apartment, so --

14 CHAIRMAN FOOTE: Right, but I mean hotel
15 units, so --

16 MR. BROWN: Yes, yes.

17 CHAIRMAN FOOTE: Okay.

18 MEMBER COTUGNO: So I have a couple of
19 things. One is like more -- more or less
20 housekeeping. It's a nice site plan, but I think
21 everything should be labeled. I happen to be
22 familiar with all the uses of the space, as I
23 know this is a separate building and a separate
24 application, but it is by the same owner.

25 MR. BROWN: Right.

1 MEMBER COTUGNO: So we should relate to
2 everything else. And, for instance, I don't know
3 what the "X" means above the subject building.
4 Does an "X", does that mean landscaped area?
5 There's an "X", but I don't know what that means.

6 MEMBER HAMMES: By the stone patio.

7 MEMBER COTUGNO: Right above the word
8 "renovations", yeah, just to the right of
9 proposed stone patio.

10 MEMBER DOHERTY: I was referring to the
11 glass wall.

12 MEMBER HAMMES: I think that's the glass
13 door.

14 CHAIRMAN FOOTE: That door?

15 MEMBER HAMMES: Yeah.

16 CHAIRMAN FOOTE: He's talking about
17 that "X".

18 MEMBER HAMMES: It's the glass door.

19 MEMBER COTUGNO: Oh, the vestibule. It's a
20 vestibule. The vestibule. Is that the
21 vestibule?

22 MR. BROWN: No. That's actually a raised
23 platform area. I'll --

24 MEMBER COTUGNO: How would I know that?
25 How would I know that?

1 MR. BROWN: Yeah. I will label everything.

2 CHAIRMAN FOOTE: Well, is it on the
3 elevations?

4 MEMBER HAMMES: Are there any apartments?
5 I mean, are there any hotel rooms on the third
6 floor --

7 MR. BROWN: No.

8 MEMBER HAMMES: -- in any of those
9 buildings now?

10 MR. BROWN: No.

11 CHAIRMAN FOOTE: Why do we just have an
12 elevation that looks like of Main Street?
13 Shouldn't we be having an elevation from the
14 courtyard?

15 MR. BROWN: That is First Street, I
16 believe. I mean, that is --

17 MEMBER COTUGNO: The courtyard.

18 MR. BROWN: This is the courtyard.

19 MEMBER COTUGNO: The other elevations --

20 CHAIRMAN FOOTE: Okay.

21 MR. BROWN: This is the side of the
22 Doofpot. These are the new doors.

23 CHAIRMAN FOOTE: Okay. So this is Main
24 Street here?

25 MR. BROWN: This is Main Street here, yes.

1 MEMBER COTUGNO: The other elevations
2 aren't shown because there's no change, I assume.

3 MR. BROWN: That's correct.

4 MEMBER COTUGNO: So this is a total change
5 of use for the entire three-story building from
6 retail --

7 MR. BROWN: Well, it's going from retail to
8 retail and assembly on the ground floor.

9 MEMBER COTUGNO: Right.

10 MR. BROWN: Upstairs, the --

11 MEMBER COTUGNO: It's an apartment.

12 MEMBER HAMMES: It's residential.

13 MR. BROWN: The rear -- yeah. But the rear
14 of the building, the east side of the building is
15 already hotel rooms.

16 MEMBER HAMMES: Right. But that particular
17 space that you're asking is currently zoned
18 residential, right?

19 MR. BROWN: Yes.

20 MEMBER HAMMES: Or --

21 MEMBER COTUGNO: Well, this is a separate
22 building, it's a separate building.

23 MR. BROWN: No, it's all -- that's all one
24 building. There's a north building, a south
25 building, and the main restaurant building on the

1 east.

2 CHAIRMAN FOOTE: So there's an east
3 extension to the Doofpot building that was
4 also -- is already hotels?

5 MR. BROWN: The back of the Doofpot --

6 CHAIRMAN FOOTE: Yeah.

7 MR. BROWN: -- is --

8 MEMBER HAMMES: What we --

9 MR. BROWN: -- the space we were here
10 for --

11 MEMBER HAMMES: Right.

12 MR. BROWN: -- the last time, which is that
13 assembly space.

14 CHAIRMAN FOOTE: Oh, right, right. That's
15 made into event space.

16 MR. BROWN: And that's all -- it's all
17 connected.

18 CHAIRMAN FOOTE: It's only event space.

19 MR. BROWN: It's all one building.

20 CHAIRMAN FOOTE: Okay.

21 MR. BROWN: It's just --

22 MEMBER HAMMES: But that doesn't have --

23 CHAIRMAN FOOTE: And that's continued to be
24 even -- you're not changing the use.

25 MEMBER HAMMES: It just looks like another

1 building from the outside.

2 MR. BROWN: We're not changing any of that.
3 This is -- this is all just the Doofpot and
4 directly above it.

5 MEMBER DOUGHERTY-JOHNSON: And that
6 currently doesn't have hotel rooms above it.

7 MR. BROWN: It's got the --

8 MEMBER DOUGHERTY-JOHNSON: It's the Monkey
9 Room space and the new bar.

10 MR. BROWN: Yes, that has hotels above it,
11 hotel rooms above it.

12 MEMBER DOUGHERTY-JOHNSON: That has a hotel
13 room, too, huh? Okay.

14 MEMBER COTUGNO: I know you attempted to
15 make the front entrance handicapped accessible,
16 but it's really not practical.

17 MR. BROWN: No.

18 MEMBER COTUGNO: Because you can't have a
19 ramp go right up to a door.

20 MR. BROWN: Yeah, it's --

21 MEMBER COTUGNO: It's actually worse than
22 having a step. It's more unsafe for a
23 handicapped person to approach a door and on --
24 while he's on an angle.

25 MR. BROWN: Yes. And it's one of those

1 situations where, as I believe the code puts it,
2 conversion is not feasible.

3 CHAIRMAN FOOTE: So where do we have
4 handicapped access?

5 MEMBER COTUGNO: Well, this is an attempt
6 to make handicapped access. And like he's
7 saying, there's no really way to do it unless you
8 go onto the sidewalk.

9 CHAIRMAN FOOTE: Right.

10 MEMBER COTUGNO: But, to be honest, I'd
11 rather have the step --

12 MR. BROWN: Yeah.

13 MEMBER COTUGNO: -- than have a ramp going
14 up to a door, because if you're -- even
15 nonhandicapped people, it's not practical to be
16 on an angle and try and open up a door.

17 MR. BROWN: No, of course, of course.

18 MEMBER COTUGNO: And I believe the door
19 should open out anyway. All exits should open
20 out, especially now that we're changing the use.

21 MR. BROWN: We could easily switch that
22 door, yeah.

23 MEMBER COTUGNO: I think even you should
24 consult with a code expert about changing a
25 residential apartment to a hotel use, because

1 that's a change of use, which may trigger
2 handicapped accessibility to the second and third
3 floor.

4 MR. BROWN: We have an accessible unit on
5 the ground floor on grade.

6 MEMBER COTUGNO: But it's not part of this
7 building.

8 MR. BROWN: But it's part of the --

9 MEMBER HAMMES: The complex.

10 MR. BROWN: -- that complex.

11 MEMBER COTUGNO: I don't know if that
12 works. I'm not the expert, but I think an expert
13 should be involved.

14 MR. BROWN: In our -- in our prior
15 discussions, when we got the original approval,
16 we had apartments -- I'm sorry -- hotel rooms
17 above the restaurant, and above the north
18 building, and above half the south building, and
19 it was determined at the time that an accessible
20 unit on the ground floor in one of the buildings
21 was sufficient to satisfy the code.

22 MEMBER COTUGNO: Is it a percentage of the
23 number of rooms that you have to have?

24 MR. BROWN: No, it's --

25 MEMBER COTUGNO: Why?

1 MR. BROWN: -- providing equal service on
2 the -- in an accessible situation.

3 MEMBER COTUGNO: Is this building owned by
4 the same company?

5 MR. BROWN: Yes, it's all -- it's part of
6 American Beech.

7 MEMBER HAMMES: I have a -- I have a
8 question on the usage. If it gets changed to
9 assembly -- and this is related to what was done
10 earlier this year when the part behind it was
11 changed from assembly to alleviate overflow from
12 the restaurant, would that de facto allow them to
13 also use that space for overflow from the
14 restaurant?

15 ADMINISTRATOR PALLAS: No. No, because it
16 would --

17 MR. BROWN: No.

18 ADMINISTRATOR PALLAS: You would be
19 approving a site plan that designates the area as
20 a hotel lobby --

21 MEMBER HAMMES: And retail.

22 ADMINISTRATOR PALLAS: -- which is what is
23 on the -- and retail.

24 MEMBER HAMMES: And could that be
25 conditioned on the approval for the existing

1 lobby and retail being changed to just retail?

2 ADMINISTRATOR PALLAS: Yeah, I --

3 MR. CONNOLLY: Yes.

4 MEMBER HAMMES: I just -- my concern is if
5 you end up with a lot of things that are assembly
6 in there, that what the -- what the actual use
7 is.

8 MR. BROWN: In the code, there are
9 different designations of assembly, and assembly
10 for a restaurant is different than assembly for a
11 hotel. I think it's A(2) and A(3). I don't
12 remember the numbers exactly.

13 CHAIRMAN FOOTE: But did you say that the
14 proposal for this new hotel lobby would also have
15 a retail component to it?

16 MR. BROWN: Yes, yeah.

17 MEMBER HAMMES: I think they're planning on
18 moving the whole thing over --

19 MR. BROWN: Yeah.

20 MEMBER HAMMES: -- is my understanding.

21 MR. BROWN: What's in that --

22 CHAIRMAN FOOTE: Okay, move it --

23 MR. BROWN: -- north building would all
24 move to the --

25 MEMBER COTUGNO: That's why I think it is

1 important to know what the existing retail lobby
2 is going to be used for. Before you said you
3 don't know, but I think that should be part of
4 our approval.

5 MEMBER HAMMES: Well, or they may not know,
6 and we may just say then they can only use it for
7 retail.

8 MR. BROWN: Well, in any case, whatever
9 they intend to finally use it for, I'm sure we
10 would be back here to get approval.

11 MEMBER HAMMES: Well, I mean, if it's zoned
12 assembly retail now, would they have to come back
13 if they were putting another store in there, or
14 if they decided to leave the hotel lobby in
15 there?

16 ADMINISTRATOR PALLAS: I would have to see
17 what the -- what was exactly approved, if the
18 whole space was just, you know, used for both, or
19 an area of the space was designated and they
20 changed that around.

21 MEMBER HAMMES: I mean, my --

22 ADMINISTRATOR PALLAS: I don't know. I'd
23 have to think about it.

24 MEMBER HAMMES: My gut instinct is I don't
25 know that I'm comfortable leaving it assembly

1 right now without knowing what it is. I would
2 probably be a little bit more comfortable --

3 CHAIRMAN FOOTE: Yeah.

4 MEMBER HAMMES: -- with retail. Retail
5 seems the obvious use for it.

6 CHAIRMAN FOOTE: Well, I think it's really
7 kind of also getting a better feel for what the
8 goal is. I don't think when this is all done he
9 wants to have two different hotel lobbies.

10 MR. BROWN: No, no, it would not be used as
11 a hotel lobby.

12 CHAIRMAN FOOTE: Yeah.

13 MEMBER COTUGNO: It could be two assembly
14 areas for the overflow of parties or whatever.

15 MEMBER HAMMES: Because eventually 1943
16 Pizza is going to move out of there as well.

17 CHAIRMAN FOOTE: Right.

18 MEMBER HAMMES: Right?

19 CHAIRMAN FOOTE: Yeah.

20 MEMBER HAMMES: Within the next five years.

21 MEMBER COTUGNO: I thought one year.

22 MEMBER HAMMES: Okay, whatever. I mean,
23 soon.

24 MR. BROWN: Yeah. I mean, the reason for
25 this is to create a larger space for the lobby,

1 really. And, honestly, I don't know that they've
2 given tremendous consideration to what they would
3 do with that other space.

4 CHAIRMAN FOOTE: And did the -- the
5 Building Department is going to require
6 sprinklers for the second and third floors?

7 MR. BROWN: There are -- there are
8 sprinklers throughout the entire building right
9 now.

10 CHAIRMAN FOOTE: Including the third floor?

11 MR. BROWN: Yes.

12 CHAIRMAN FOOTE: Okay.

13 MEMBER HAMMES: What's on the third floor
14 right now?

15 MR. BROWN: Right now, it's just storage
16 space.

17 MEMBER COTUGNO: It's storage? So you're
18 converting storage to a hotel unit?

19 MR. BROWN: On the third floor, yes. It's
20 a sizable attic.

21 MEMBER COTUGNO: It has the proper ceiling
22 height?

23 MR. BROWN: Yes.

24 MEMBER COTUGNO: And egress window? Egress
25 window?

1 MR. BROWN: I would have to double-check
2 that.

3 MEMBER COTUGNO: I think that's important.

4 MR. BROWN: Well, as it -- as it being
5 sprinklered, I don't know that it would need to
6 be an egress window. The travel distance is --

7 MEMBER HAMMES: It seems to me we need the
8 input from --

9 MEMBER COTUGNO: Definitely, definitely.

10 MEMBER HAMMES: -- from the Planner on it.

11 MEMBER COTUGNO: As far as I know, third
12 floors that are storage cannot in New York State
13 be converted to habitable space.

14 CHAIRMAN FOOTE: I would say even if the
15 code didn't require it, we probably should. It's
16 a third floor unit, so it's kind of important.

17 ADMINISTRATOR PALLAS: Just I apologize.
18 The size of the window, whether it needs to be
19 egress or not, those are permit level issues.
20 I'm not suggesting you shouldn't comment on it,
21 just to be aware that if it -- whatever is
22 required by the code would be dealt with when we
23 got construction level plans.

24 And I just -- I do have the Planner's
25 comments I can read there brief. If you'd like

1 me to just paraphrase them, I could do that, if
2 that's your pleasure.

3 CHAIRMAN FOOTE: Sure.

4 ADMINISTRATOR PALLAS: All right. He's
5 asking that it be noted on the application what
6 the -- what the change of use is, and I think
7 you've already commented on that.

8 Talks about signage for egress, and details
9 on egress and egress signage within the space.
10 Again, it would be permit issues, but certainly
11 should be shown. He mentions about parking,
12 which you already talked about.

13 CHAIRMAN FOOTE: What did he say about
14 parking?

15 ADMINISTRATOR PALLAS: Just that you should
16 think about parking. You know, he doesn't -- he
17 understands that it's not a code requirement,
18 that's all, and you've already sort of talked
19 about that a little bit. He's just making sure
20 that you note that.

21 The SEQRA determination is Type II.

22 Yeah, that's pretty much his whole
23 comments.

24 CHAIRMAN FOOTE: Okay. Is there anybody
25 else prepared to comment at this time?

1 MEMBER DOUGHERTY-JOHNSON: (Shook head no).

2 CHAIRMAN FOOTE: Okay. I think we're --

3 MEMBER HAMMES: I think -- I mean, my two
4 biggest things that I would want to think about
5 are, one, the third floor being a hotel room,
6 whether that's appropriate, and two, whether
7 there should be some -- you know, the space
8 that's currently the lobby should be changed so
9 it's just retail, unless they come back for
10 something else. And then, obviously, the glass
11 door, I think I'd be interested to hear what HPC
12 says about that, although I do note that there's
13 one there already.

14 CHAIRMAN FOOTE: Right. Okay.

15 MEMBER HAMMES: Those are my thoughts, for
16 what it's worth.

17 CHAIRMAN FOOTE: Thank you. Anybody else?
18 Shall we --

19 MEMBER COTUGNO: No.

20 CHAIRMAN FOOTE: I think at this time we've
21 gotten some good information from you, and thank
22 you for your time to explain it.

23 MEMBER HAMMES: So I guess the next step is
24 schedule a public hearing?

25 MR. BROWN: Thank you for the --

1 CHAIRMAN FOOTE: Yeah.

2 ADMINISTRATOR PALLAS: My recommendation on
3 the hearing would be to not schedule it at this
4 time until HPC has weighed in, as there may be
5 significant comments that may change, alter this
6 plan.

7 CHAIRMAN FOOTE: Okay.

8 ADMINISTRATOR PALLAS: So my recommendation
9 would be to wait for the October meeting, right?
10 Yeah. To schedule the hearing, assuming that HPC
11 has concluded by then. The hearing, then, you
12 would take the opportunity to schedule it on
13 October 3rd for the November meeting.

14 CHAIRMAN FOOTE: Okay.

15 ADMINISTRATOR PALLAS: That would be my
16 recommendation.

17 CHAIRMAN FOOTE: All right.

18 MEMBER COTUGNO: That's it.

19 MR. BROWN: Okay.

20 CHAIRMAN FOOTE: We're all set. Thank you.

21 MR. BROWN: Thank you very much for your
22 time.

23 CHAIRMAN FOOTE: The next item is -- this
24 is -- we're now on our regular session, and this
25 is 604 First Street. It's a public hearing for

1 the application of Beachy Blonde LLC, represented
2 by Architect Frank Uellendahl, who is I know away
3 in Germany. And we're -- we have a
4 representative from the applicant.

5 The applicant proposes new construction of
6 a residential dwelling for the property located
7 at 604 First Street. This property is located in
8 the Historic District, and was granted a
9 Certificate of Appropriateness by the Historic
10 Preservation Commission of the Village of
11 Greenport on August 22nd, 2019. The property's
12 location is Suffolk County Tax Map
13 #1001-2.-6-45.2.

14 MS. POLEWAC: Hi.

15 CHAIRMAN FOOTE: Good afternoon.

16 MS. POLEWAC: Samantha Polewac here.

17 CHAIRMAN FOOTE: Nice to meet you again.

18 MS. POLEWAC: Likewise.

19 MS. BRAATEN: Can you spell that?

20 MS. POLEWAC: P, as in Peter, O-L-E-W-A-C.

21 MS. BRAATEN: Thank you.

22 MS. POLEWAC: You're welcome.

23 CHAIRMAN FOOTE: Okay. Do you wish to add
24 anything further about the application at this
25 time?

1 MS. POLEWAC: I don't think so.

2 CHAIRMAN FOOTE: Okay. Well, this is a
3 public hearing. So, at this time, you don't need
4 to -- unless anybody wants to have any questions
5 addressed.

6 MEMBER COTUGNO: Yes. Well, the last time
7 Frank was here, I mentioned that he should leave
8 more of a buffer space between the neighbor's
9 driveway and his driveway and plant shrubs there,
10 and he said, "Yes, I'll show that," but I don't
11 see it.

12 MS. POLEWAC: Oh, he didn't update it?

13 MEMBER COTUGNO: It's not -- it wasn't
14 done.

15 MS. POLEWAC: Okay. All right. When he
16 gets back from Germany, I'll speak to him about
17 that then.

18 CHAIRMAN FOOTE: I think we also talked
19 about the idea of having a little bit of
20 landscaping in the front, in front of the
21 porch --

22 MEMBER COTUGNO: Right.

23 CHAIRMAN FOOTE: -- area as well --

24 MEMBER COTUGNO: And I don't see that
25 either.

1 CHAIRMAN FOOTE: -- facing First Street.
2 But, otherwise, I don't think we had any other
3 substantive comments.

4 MEMBER HAMMES: I'm recused on this
5 one, so.

6 CHAIRMAN FOOTE: Okay. So thank you. And
7 we'll let the public -- anybody from the public
8 who wants to speak at this time on this
9 application is --

10 MS. POLEWAC: Okay.

11 CHAIRMAN FOOTE: -- free to come up and
12 announce yourself.

13 ADMINISTRATOR PALLAS: Mr. Chair, before
14 you move, I just want it noted for the record
15 that we did receive the mail receipts, that the
16 mailings were done.

17 CHAIRMAN FOOTE: Okay.

18 ADMINISTRATOR PALLAS: -- for the -- for
19 the notice for the hearing.

20 CHAIRMAN FOOTE: Thank you, Paul.

21 MR. NULAND: Which I didn't receive.

22 MS. ROWLAND: Yeah, nor did I. October --
23 August 22nd doesn't exist on the website. We got
24 no notice of any kind.

25 MEMBER HAMMES: I did receive mine.

1 MS. ROWLAND: And we live across the
2 street.

3 CHAIRMAN FOOTE: You did or did not?

4 MEMBER HAMMES: I did receive mine. And I
5 would note that they actually went out of their
6 way. Frank noted that the wrong address was on
7 the tax rolls for me, so they did make sure it
8 got to me.

9 ADMINISTRATOR PALLAS: What is your
10 address, please?

11 MS. ROWLAND: 621 First Street.

12 CHAIRMAN FOOTE: I'm sorry?

13 MS. ROWLAND: 621 First Street.

14 MS. BRAATEN: Can I have your name?

15 MS. ROWLAND: Jada.

16 MR. NULAND: 603 First Street.

17 MS. ROWLAND: Jada Rowland, R-O-W-L-A-N-D.

18 MEMBER HAMMES: It may have gone -- if your
19 tax -- if your address for your tax bill is
20 different, it would have gone to that address.

21 MR. NULAND: I didn't get it at either
22 place.

23 MS. ROWLAND: I've always gotten my notices
24 before, and this is the first time I didn't get
25 any notice, and it was only by happenstance. I

1 passed by the little white notice when I was
2 walking my dog, and went, "Oh, I didn't hear
3 about that."

4 ADMINISTRATOR PALLAS: I don't see those
5 addresses, but I can speak with them after the
6 meeting to see what happened.

7 MR. NULAND: Okay.

8 MS. ROWLAND: And there was nothing on the
9 website, because I usually check the website to
10 see and there's nothing listed even for today.
11 This meeting, 22nd, wasn't listed.

12 ADMINISTRATOR PALLAS: The agenda is on the
13 website.

14 MS. ROWLAND: Huh?

15 ADMINISTRATOR PALLAS: The agenda is on the
16 website.

17 MS. ROWLAND: Yeah, I look for everything.
18 The agenda might be, but the meeting dates are
19 not. And so I look and see, and I see no
20 meeting, and so I go, "Oh, no meeting."

21 ADMINISTRATOR PALLAS: The agenda has the
22 date.

23 MS. ROWLAND: And, in fact, the last
24 Historic meeting was supposedly August 17th, or
25 something like that, it was a while ago, or maybe

1 that's the last meeting, period. So that is a
2 problem.

3 This is always awkward if you're a
4 neighbor. And I know we're the people that are
5 usually called and we're the most concerned, but
6 it always makes for awkwardness, because,
7 obviously, you want to get along with your
8 neighbors and you don't want to cause and
9 complaints or problems. But we got a previous
10 building built on our block and we got kind of
11 blindsided by that one. I was there at the
12 meeting, and the only thing under discussion at
13 that point was they wanted to move a little
14 closer to the sidewalk.

15 I've been told by the developer that it
16 would be in accord with all the buildings on our
17 block. Well, it is if you compare it to the big,
18 biggest building on our block, but that biggest
19 building has two lots. This building, the one
20 across the street from me, has only one lot, and
21 we are once again dealing with a small lot.

22 My house is on what I think is the smallest
23 lot on the street, it's 45 feet. My house is 20
24 feet, the rest of it is driveway. This driveway
25 space listed here is only 10 on one side and 15

1 on the other, and the 10 is really close to the
2 building next door. There doesn't appear to be a
3 driveway in that building next door.

4 So I'm frustrated both by the fact that I
5 wasn't able to talk at the Historic thing about
6 the nature of the neighborhood and how the
7 neighborhood feel has been changed by the
8 building across the street from me. It is not
9 only hugely tall compared to the houses next to
10 it, but it is also very wide for the size of the
11 lot, it barely fits. And then they were given
12 permission, also, to put another little adjacent
13 outbuilding in the rear. And I don't care about
14 the swimming pool, that's perfectly okay. What
15 they want to do with their backyard is not my
16 concern. But what we all see is nothing now but
17 building. We don't see -- there is no land left
18 at all and they're very close.

19 So our concern with this one is that
20 there's going to be something similar. It is
21 fairly tight on one side to the other one. I see
22 it as a lot of depth. I see some of the
23 projections are up on the second floor, but,
24 again, it's a visual effect that we'll be seeing.
25 We won't see that it's skinny on the bottom,

1 we'll see this thing up on top that looks awfully
2 big to fit into that space.

3 I don't know that there's anything you can
4 do about it. I don't understand how these things
5 all get approved. I'm not even sure what the
6 purview of the Planning Committee is. I gather
7 you're not the Zoning Board and you're not the
8 Historic, so I don't know how much you can alter
9 what is already planned, but I would like you to
10 kind of look at this.

11 I was kind of surprised because my driveway
12 is, I think, 19 feet or so, 20 feet, and it
13 doesn't look like very much of a driveway. It
14 looks fairly small, and I have a small, narrow
15 house, and not a terribly tall one. I have one
16 that goes back to the Civil War, pre-Civil War.

17 So that's one point, and the no notice, and
18 that it's difficult to talk with neighbors. And,
19 as I say, I don't know exactly what your
20 committee is entitled to do, other than just make
21 comments. I don't really know what the Planning
22 Board does. I'm assuming you think about the
23 long-term Village aspect, and I want to speak
24 about that, which is we are increasingly -- I
25 know, because my son has to live in the front

1 part of my house, because he works here in the
2 Village and he does not make enough money to be
3 able to rent or buy anything at this point. And
4 we keep allowing bigger and bigger buildings that
5 are not going to be affordable to anybody who
6 lives and work here.

7 So the whole tenor of the neighborhood is
8 going to start changing. I mean, it's people who
9 moved into houses that were big and didn't make
10 them bigger, this is fine. That's what this
11 neighborhood should stay, should have the feeling
12 of the neighborhood, and we're losing it. I
13 really, really feel this.

14 And the pricing out of working people is
15 really terrible. It's terrible. It's one of the
16 great gifts of this town, was the fact that we
17 had a diversity of occupation, a diversity of the
18 kind of people who lived here.

19 So -- and I gather that your sister or a
20 relative is supposed to move into the other
21 house. There's no guarantee. That's something
22 I've absolutely learned, is once the permission
23 goes through, you know, there's nothing saying
24 they have to be a relative who lives in that
25 house. So for all we know, it will turn into an

1 Airbnb and we'll be really stuck, which I
2 certainly hope there is some way to prevent in
3 the Zoning or the Planning, or whatever.

4 And the height, there's no -- I don't know
5 how to -- I mean, three-sixteenths of an inch is
6 equal to a foot. How tall is this building going
7 to be? How big is it? Is it a lot taller than
8 the house next door? Because that's part of the
9 problem with the building across the street from
10 me, is nobody realized how tall it was going to
11 be, in addition to how wide. So I would like
12 that to be looked at, so that at least it didn't
13 look outsized compared to what's next to it.

14 And, again, I want you all to start
15 considering. You give approval to these things
16 that are big that no one else -- fine, that very
17 wealthy people who move in can afford it now, but
18 what happens if the market dips and they want to
19 unload their property? Who's going to buy it?
20 The guy who works in the fire -- in this
21 firehouse, the volunteers who work here, the guys
22 who work in the boatyard? I don't think so. The
23 nurses that work at the hospital? I don't think
24 so. I think something -- somebody ought to start
25 looking at this and paying attention at the very

1 lowest level of committee planning.

2 And I do complain about the fact that we
3 were not notified, and it wasn't on the website.

4 ADMINISTRATOR PALLAS: I just confirmed
5 that it is, in fact, on the website.

6 MS. ROWLAND: It wasn't just -- when I
7 walked in here, I showed you. I showed you, it
8 wasn't there.

9 ADMINISTRATOR PALLAS: I'm looking at the
10 website agenda. It's the very first item,
11 Planning work and regular session, 9/5.

12 MS. ROWLAND: Yeah, look at the -- look at
13 the calendar listing of meetings. Look at the
14 meetings.

15 MEMBER DOUGHERTY-JOHNSON: It is. It is on
16 the calendar, I checked.

17 MS. ROWLAND: That's what I look at. I
18 didn't look to see what the agenda was. I looked
19 to see when is the next Historic meeting. It's
20 not there.

21 MEMBER DOUGHERTY-JOHNSON: Can I ask a
22 clarification about the driveway issue, because
23 I'm not sure I understand.

24 MS. ROWLAND: Yeah.

25 MEMBER DOUGHERTY-JOHNSON: I mean, with --

1 what would you like to see as a --

2 MS. ROWLAND: Well, for one thing, it's
3 very close to the house next door. I mean, I
4 just don't want another --

5 MEMBER DOUGHERTY-JOHNSON: Okay.

6 MS. ROWLAND: -- yet another building that
7 looks like it's stuffed onto the site, and the
8 only two ways that it's likely to look stuffed is
9 by its proximity to the neighbors. So one side,
10 the driveway is not huge, but it's at least big
11 enough. It's what, 11 feet or something. That's
12 not huge. I mean, as I say, mine is like 19, and
13 my house is 20, so that will give you -- and
14 there's a driveway on the other side of me. So
15 that gives you a sense. You don't feel like
16 everybody's -- you know, even though we are
17 fairly close together. And for fire reasons, as
18 if nothing else, you get that close and you got a
19 second thing that's sticking out next to the
20 buildings.

21 You know, I went through this kind of stuff
22 when I was building the back -- rebuilding the
23 back end of my house, because it started to cave
24 in. And when I went through rebuilding the
25 little -- the little shed that was out back,

1 where I was told that the little plywood shed
2 that had been there and falling down had to be
3 replaced with a cedar -- completely in accord
4 with the front of my house, because I was in the
5 Historic District. So the house -- the shed that
6 was going to cost 2,000 became a \$14,000
7 investment, unnecessary in my opinion, quite
8 charming looking. But it shows sort of a
9 difference in the way people were dealing with
10 the idea of the Historic District and now, which
11 seems to be, eh, bigger is better. It's not
12 better. Care about the Town.

13 CHAIRMAN FOOTE: Thank you.

14 MS. ROWLAND: Sorry.

15 MS. POLEWAC: It's okay.

16 MR. NULAND: Hi. My name is Tony Nuland,
17 and I live at -- well, my wife and I live at 603
18 First Street.

19 And I'm not here to complain about any
20 particular aspect of this site plan review
21 application. I do have some questions about
22 procedure, though.

23 Apparently, there was a meeting of the
24 Historic Review Board to approve the project. I
25 mean, that's what it says here, and that's

1 something that I would have assumed might have
2 been noticed to the neighboring houses, so they
3 would -- they would know about it. Now maybe you
4 don't do that.

5 ADMINISTRATOR PALLAS: They don't --
6 there's not routinely, unless it rises to the
7 level of a hearing, that notices are required,
8 and it didn't rise to the level of a hearing, so
9 that's why.

10 MR. NULAND: I see, okay.

11 ADMINISTRATOR PALLAS: But it was on the
12 posted agenda.

13 MR. NULAND: Okay. Well that -- but then
14 another question I have is on this review
15 application, there's a Part II impact assessment
16 that hasn't been filled out. Is it not required
17 to be filled out if it's in an Historic District?

18 MR. CONNOLLY: No, because it's a
19 residential. It's not a commercial property,
20 it's a residential property, so it's a Type II.

21 MR. NULAND: "Is the property in the
22 Historic District? If yes, please see Item 8 on
23 Page 4".

24 MR. CONNOLLY: It's a residential
25 residential property, a Type II -- it's a Type II

1 action pursuant to SEQRA, so there's no
2 requirement that the -- that part of the EAF be
3 completed.

4 MR. NULAND: Okay. So then the only
5 consideration as to whether the proposed
6 structure fits in with the Historic District and
7 the nature of the neighborhood is reflected by 6,
8 "Is the proposed action consistent with the
9 predominant character of the existing built or
10 natural landscape," and that's checked "yes".
11 The architect for the project checked it "yes".

12 I'm concerned about that, and my concern
13 derives from looking at what happened at 620
14 First Street, which stunned me as something that
15 we didn't know about either, but that's water
16 over the dam.

17 You've got a new project here. My neighbor
18 raised the question of how high is the building.
19 I didn't see that anywhere on this application.
20 Is that not something that gets looked at, the
21 size of the structure?

22 MEMBER HAMMES: It would have been in the
23 elevation plans that were submitted, right?

24 ADMINISTRATOR PALLAS: I think it would
25 have been. I'm looking for it now.

1 MR. NULAND: I mean, I know that the
2 structure is limited to 1600 square feet of
3 ground cover, that's fine. But I would think, in
4 looking at this and approving it, part of what
5 ought to be of concern is how the structure fits
6 into the neighborhood, how -- how it -- how it
7 suits.

8 Does it have -- is it consistent with the
9 predominant character? Now the thing at 620 is
10 not consistent with the predominant character,
11 and I would hope that this would be consistent
12 with the predominant character. You've got a
13 very good architect working on it, and, you know,
14 I have no reason to suppose it wouldn't be
15 consistent. But I'm just -- I'm just troubled
16 by, again, the fact that the height isn't noticed
17 on -- noted on this.

18 And then I have a question, too. Looking
19 at the elevations and plans that are provided,
20 it's a little hard to tell whether the projecting
21 porches, and window seats, and different things
22 like that are all taken into account in
23 determining compliance with the 1600 square feet.
24 So when it says total building coverage, 1579,
25 does that, in fact, include all these little

1 projections? I don't know the answer to that,
2 and I'm not sufficiently versed in architectural
3 drawings to determine it.

4 ADMINISTRATOR PALLAS: Typically, the
5 architect would have included that in the -- in
6 the lot coverage, because it is part of lot
7 coverage, so --

8 MR. NULAND: It is?

9 ADMINISTRATOR PALLAS: Yes.

10 MR. NULAND: Oh, okay.

11 ADMINISTRATOR PALLAS: So it should be
12 included, yes.

13 MR. NULAND: Okay. Well, then, we will
14 assume that what is -- what should be done was
15 done.

16 And this is just another question. It
17 looks as if this building will have a third
18 floor, third story, at least this is from the
19 front elevation projection. Is that occupied?
20 Is that a bedroom? There's nothing about that in
21 the description. And, again, that may be totally
22 irrelevant, but it sort of ties into the height
23 issue. I don't know.

24 And you also have two different roof
25 heights on this on the back, so I would think the

1 description might include both of them.

2 ADMINISTRATOR PALLAS: Mr. Chair, if I may
3 respond to -- from what I've seen on the plans,
4 there's no occupancy in that -- in the third
5 floor. It's just attic space, from what I can
6 tell.

7 MR. NULAND: Just an attic or something?

8 ADMINISTRATOR PALLAS: That's what it
9 appears to me, yes.

10 MR. NULAND: Okay. Well, that --

11 CHAIRMAN FOOTE: Do the elevations give a
12 height?

13 ADMINISTRATOR PALLAS: Yeah.
14 Unfortunately, they don't, yeah.

15 CHAIRMAN FOOTE: Okay. Well, I think we
16 need to get that, obviously. We've got two
17 people complaining about it already, and it's a
18 legitimate point to know the size and scope of
19 this. So that's something that we should
20 request.

21 MR. NULAND: Anyway, I -- you know, just my
22 reactions on finding this and looking at it. And
23 we trust that this will go ahead in good form and
24 everyone will be comfortable with it.

25 MEMBER HAMMES: Paul, did they get Historic

1 Board approval?

2 ADMINISTRATOR PALLAS: They did.

3 MR. NULAND: Thank you.

4 CHAIRMAN FOOTE: All right. Thanks, Tony.

5 MR. NULAND: Thank you.

6 MS. ROWLAND: Can I speak?

7 CHAIRMAN FOOTE: Go ahead, sure.

8 MS. ROWLAND: Thank you. It says, "Does
9 the site contain a structure that is listed on
10 either the State or National Register of Historic
11 Places?" And this says no. Are we not listed
12 with the State Historic Register?

13 CHAIRMAN FOOTE: Well, you're in an
14 Historic District.

15 MEMBER DOUGHERTY-JOHNSON: The structure,
16 on the existing structure.

17 MR. NULAND: Huh?

18 MEMBER HAMMES: The whole reason it's
19 before the Planning Board is that there's no
20 existing structure on that site. Otherwise, it
21 would not be within our purview.

22 MS. ROWLAND: So the fact that the site
23 doesn't currently contain a structure, it's not
24 listed. So what listing will this house have
25 after its built? Is that --

1 CHAIRMAN FOOTE: It won't.

2 MS. ROWLAND: -- it's in an Historic
3 District? Does it --

4 MEMBER DOUGHERTY-JOHNSON: It will still be
5 in the Historic District.

6 CHAIRMAN FOOTE: Yeah.

7 MEMBER DOUGHERTY-JOHNSON: But it won't
8 be --

9 MS. ROWLAND: The house itself will not
10 have --

11 CHAIRMAN FOOTE: It's subject --

12 MEMBER DOUGHERTY-JOHNSON: Maybe in
13 hundreds of years.

14 CHAIRMAN FOOTE: It will be subject to the
15 other structures in the same district, in the --
16 because it's in the Historic District, it's
17 subject to compliance with review by the Historic
18 Board.

19 MS. ROWLAND: And the other one is, it
20 says, "Is the project site located in the
21 100-year flood plan," and it says, "No," and I
22 believe we are, because I am. And so I'm
23 assuming across the street is even more so
24 because they're closer to the water. So I just
25 thought I'd -- I'd like to feel like some of our

1 comments are actually going to get looked into,
2 that we don't just say, "Yeah, as far as I know,"
3 or, "Yeah, he sort of whatever." I'd like to
4 know that we -- at least some due diligence,
5 because we -- you can tell the neighborhood,
6 we're not the only people in the neighborhood who
7 feel really blindsided by what happened with the
8 other property, and so we just don't want it to
9 happen again if possible. Thank you.

10 CHAIRMAN FOOTE: Thank you. Does --
11 anybody else like to speak at this time?

12 (No Response)

13 CHAIRMAN FOOTE: Okay. I think that, you
14 know, I'm a little concerned about the confusion
15 over whether or not the notices were mailed out.
16 So is it worth, you know, double-checking that,
17 and when we --

18 ADMINISTRATOR PALLAS: Well, number one, I
19 do intend to double-check it. From what the map
20 that was provided and the addresses that were
21 provided to the applicant, all of them, all of
22 the receipts came back. So I will --

23 CHAIRMAN FOOTE: Okay.

24 ADMINISTRATOR PALLAS: -- discuss with
25 these two residents whether they are even in the

1 area that was required. And there is one address
2 that's out of state. That may be part of the
3 issue, so it -- yeah, I will, I will verify that.

4 CHAIRMAN FOOTE: Okay, good. But in any
5 event, I think that we need to keep this hearing
6 open for the time being, until we can have that
7 verified, and, therefore, have it adjourned until
8 the next meeting, which is October 4th, was it,
9 or 5th?

10 ADMINISTRATOR PALLAS: Third.

11 MEMBER DOUGHERTY-JOHNSON: Fifth. No,
12 4th -- 3rd.

13 MEMBER COTUGNO: Third.

14 CHAIRMAN FOOTE: Oh, October 3rd.

15 And I have nothing else on the docket,
16 so at this --

17 MEMBER HAMMES: Walter.

18 CHAIRMAN FOOTE: Yeah.

19 MEMBER HAMMES: I had just -- I don't know
20 whether the Planning Board is aware of things
21 that came up at the Village work meeting a couple
22 of weeks ago about sunset dates on Planning Board
23 approval, but I, just for the record, wanted to
24 say that I would be supportive of something along
25 those lines.

1 I had discussed it off the record
2 previously with Paul, but I know it's now been
3 brought up at the Village Board level. So I feel
4 like I should go on the record as saying that I'm
5 supportive of some sort of sunset period for
6 Planning approvals if they're not acted upon
7 within a certain period of time.

8 CHAIRMAN FOOTE: Okay. So I think, as a
9 procedural matter, do we all -- we'd like to like
10 discuss that a little further and take a vote on
11 that?

12 MEMBER DOUGHERTY-JOHNSON: Sounds
13 reasonable --

14 CHAIRMAN FOOTE: Yeah.

15 MEMBER DOUGHERTY-JOHNSON: -- meaning we
16 have to decide on a date, saying -- I mean, isn't
17 there already like --

18 MEMBER HAMMES: We talked about some of the
19 people get Planning -- they get an approval and
20 they just don't do anything on it, it sits there
21 for five years. I mean, when the --

22 MEMBER DOUGHERTY-JOHNSON: Oh, I see what
23 you're saying, okay.

24 MEMBER HAMMES: -- character of the Village
25 has changed and --

1 CHAIRMAN FOOTE: Okay.

2 MEMBER COTUGNO: That's different. That's
3 related to this?

4 MEMBER HAMMES: No.

5 CHAIRMAN FOOTE: No.

6 MEMBER HAMMES: This is just a general --

7 MEMBER COTUGNO: Okay. It's confusing.

8 MEMBER HAMMES: This is just a general
9 point, since we're meeting and I'm not going to
10 be at the next meeting. And I know it came up
11 and it's been reported on in the paper. I felt
12 like I should go on the record as a Planning
13 Board member as being in support of the Village
14 Board and the Code Committee considering
15 something along those lines.

16 CHAIRMAN FOOTE: I think it's a reasonable
17 thing to --

18 MEMBER HAMMES: I mean, it is a Village
19 Board and Code Committee issue, but I just
20 thought the rest -- I wanted the rest of you to
21 be aware of it.

22 MR. CONNOLLY: I think you can put it in
23 the determinations, facts and the findings
24 that -- you know, that they have to apply for a
25 building permit within "X" number of months, and

1 get a C of O within "X" number of months after
2 the building permit was issued.

3 MEMBER HAMMES: I mean, I don't know if
4 people have a different view than I do, but I
5 just --

6 CHAIRMAN FOOTE: No, it's -- I think it's a
7 great idea, and I think we all seem to support --

8 MEMBER COTUGNO: Sure.

9 CHAIRMAN FOOTE: -- support it. So whether
10 we are -- I'm not sure we have to take a vote on
11 it, per se, but I think that we can just going
12 forward agree in our --

13 MEMBER HAMMES: I think Paul can just let
14 the Trustees know that the Planning Board as a
15 group does support some -- something on that
16 basis.

17 ADMINISTRATOR PALLAS: Yes, I can -- I can
18 certainly -- at your request, I can send an email
19 to the Board saying it came up at the meeting and
20 that they're supportive of putting a time
21 limitation on Planning Board decisions.

22 CHAIRMAN FOOTE: Okay. And just going
23 forward, do we not have the authority just to do
24 that anyway, or do we need the --

25 ADMINISTRATOR PALLAS: Yeah. It's what

1 your Counsel was just saying, you can put that as
2 a matter of routine, just put that as a standard
3 line in every --

4 CHAIRMAN FOOTE: Right.

5 ADMINISTRATOR PALLAS: In every finding and
6 determination.

7 CHAIRMAN FOOTE: Okay, good. Thank you.

8 Okay. At this time, I'd like to make a
9 motion to adjourn the meeting. Can I have a
10 second?

11 MEMBER COTUGNO: Second.

12 CHAIRMAN FOOTE: All those in favor?

13 MEMBER DOUGHERTY-JOHNSON: Aye.

14 MEMBER COTUGNO: Aye.

15 MEMBER HAMMES: Aye.

16 CHAIRMAN FOOTE: Okay. We're hereby
17 adjourned. Thank you very much.

18 (Time Noted: 4:49 p.m.)

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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 Public for 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 September 5, 2019.

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 11th day of September, 2019.

Lucia Braaten

Lucia Braaten

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