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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD
WORK SESSION

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Third Street Firehouse
Greenport, New York

February 28, 2019
4:00 p.m.

B E F O R E:

- MARY GIVEN - CHAIRWOMAN
- BRADLEY BURNS - MEMBER (absent)
- NOAH THOMAS - MEMBER
- WALTER FOOTE - MEMBER (absent)
- JOHN COTUNGO - MEMBER

- PAUL PALLAS - VILLAGE ADMINISTRATOR
- ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
- KRISTINA LINGG - CLERK TO THE BOARD

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2 CHAIRWOMAN GIVEN: Good evening.

3 We're going to begin the February 28,
4 2019 Village of Greenport Planning Board
5 Work Session.

6 Item Number 1, motion to accept the
7 minutes of the December 6, 2018 and February
8 7, 2019 Planning Board meetings.

9 Do I have a second?

10 MR. THOMAS: Second.

11 CHAIRWOMAN GIVEN: All those in favor?

12 MR. COTUNGO: Aye.

13 MR. THOMAS: Aye.

14 CHAIRWOMAN GIVEN: Motion carried.

15 Item Number 2, motion to approve the
16 minutes of the January 3, 2019 Planning
17 Board meeting.

18 Do I have a second?

19 MR. THOMAS: Second.

20 CHAIRWOMAN GIVEN: All those in favor?

21 MR. THOMAS: Aye.

22 MR. COTUNGO: Aye.

23 CHAIRWOMAN GIVEN: Motion carried.

24 Item Number 3, Motion to schedule the
25 Planning Board Work Session meeting for 4:00

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2 p.m. on March 28, 2019.

3 Do I have a second?

4 MR. COTUNGO: Second.

5 CHAIRWOMAN GIVEN: All those in favor?

6 MR. THOMAS: Aye.

7 MR. COTUNGO: Aye.

8 CHAIRWOMAN GIVEN: Motion carried.

9 Item Number 4, motion to schedule the
10 Planning Board Regular Session meeting for
11 4:00 p.m. on April 4, 2019.

12 Do I have a second?

13 MR. THOMAS: Second.

14 CHAIRWOMAN GIVEN: All those in favor?

15 MR. THOMAS: Aye.

16 MR. COTUNGO: Aye.

17 CHAIRWOMAN GIVEN: Motion carries.

18 We're going to forgo Item Numbers 5 and
19 6 on the agenda to a later meeting date.

20 Therefore, we're going to move on to
21 Item Number 7 on the agenda; it will be Item
22 Number 5, 48 Front Street.

23 A pre-submission conference for site
24 plan approval for 48 Front Street LLC,
25 Greenhill Kitchen represented by Architect

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2 Robert I. Brown.

3 The applicant is proposing an
4 additional kitchen and storage, as well as a
5 live performance space on the second floor.

6 The property is located in the
7 Commercial Retail District, and it is not
8 located in the Historic District.

9 Designated Suffolk County Tax Map
10 Number 1001-4-10-32.

11 I see Rob has taken the podium.

12 MR. BROWN: Good afternoon. Robert
13 Brown Architect.

14 CHAIRWOMAN GIVEN: How are you?

15 MR. BROWN: Good.

16 How is everybody?

17 CHAIRWOMAN GIVEN: Great.

18 MR. BROWN: This is two parts. One is
19 an addition of some additional kitchen space
20 and storage in the rear of the structure, at
21 the north end of the structure. The other
22 is providing for live entertainment on the
23 second floor.

24 If you have any questions about the
25 plans, I'd be happy to hear them.

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2 CHAIRWOMAN GIVEN: Do any of my members
3 have anything prior to me reading the
4 comments from the planner?

5 MR. COTUNGO: Paul, wouldn't an
6 addition require parking?

7 I know everything is grandfathered, but
8 now we're adding more space and that seems
9 to be adding insult to injury.

10 MR. PALLAS: I'm just looking at the
11 plans. I just got them. Let me see that
12 they took that into account.

13 MR. COTUNGO: They're adding twenty
14 feet by almost twenty-seven feet of space.

15 MR. PALLAS: I don't remember when this
16 was built, I don't have a date.

17 Do you know when the original structure
18 was built?

19 MR. BROWN: Late 1990s.

20 MR. PALLAS: Yeah, it may still be
21 exempt from this requirement, but I do
22 believe that there was a comment in the
23 planner's notes just generally about that.

24 MR. COTUNGO: About that or -- I
25 thought it was about --

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2 MR. PALLAS: I'm trying to see -- I'm
3 looking at it now, I apologize.

4 No, I'm sorry.

5 He does not mention anything about
6 parking. I don't think there was any
7 parking provided initially.

8 MR. COTUNGO: Yeah, but now when you
9 expand something, that changes the --

10 MR. PALLAS: I understand.

11 There's no parking now, so --

12 CHAIRWOMAN GIVEN: In the rear, there
13 is.

14 MR. PALLAS: Two or three spaces, if I
15 remember right.

16 CHAIRWOMAN GIVEN: Yeah. Two or three
17 spaces in Greenport is like gold. Right, we
18 don't want to lose any that we have
19 existing, we need more actually.

20 MR. BROWN: I would just like to point
21 out that the addition is not increasing the
22 occupancy of the building, it's purely
23 kitchen space and storage.

24 CHAIRWOMAN GIVEN: Yes, but it's taking
25 away from that existing parking, correct?

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2 I mean, I just drove by there and there
3 were four vehicles in there, right?

4 MR. BROWN: It's not the full width of
5 the property, so I believe there is still
6 room for cars between the road and the
7 addition.

8 CHAIRWOMAN GIVEN: You'll give me that
9 you're losing something.

10 MR. COTUNGO: We're losing something.

11 CHAIRWOMAN GIVEN: Give me that much,
12 Rob.

13 MR. BROWN: Yeah, okay.

14 CHAIRWOMAN GIVEN: Now, as I stated,
15 our planner has comments.

16 MR. BROWN: Okay. I have not seen
17 them.

18 MR. PALLAS: We just sent them. We
19 apologize for getting them out so late.

20 CHAIRWOMAN GIVEN: Okay.

21 I happen to have an extra copy, might I
22 give it to him while I read it?

23 MR. PALLAS: Yes.

24 MR. BROWN: Thank you.

25 CHAIRWOMAN GIVEN: You're welcome

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2 (handing).

3 So he start out by stating: The above
4 address 48 Front Street, Greenport sits on
5 the corner of First and Front Streets. The
6 corner is a busy pedestrian corner in the
7 Village of Greenport. The existing
8 building --

9 And somehow that's cut off, I don't
10 understand what was supposed to follow that.
11 That's a thought that we might ask him to
12 complete for us, please.

13 The applicant is requesting an addition
14 to the rear of the building to house kitchen
15 storage an walk-ins on the first floor, and
16 bathrooms, offices and storage on the second
17 floor.

18 The site plan and first floor plan also
19 indicate the proposal for outdoor dining.

20 Which will increase seating, correct?

21 MR. BROWN: The original site plan, and
22 I believe it's in the Certificate of
23 Occupancy, does allow for outdoor dining in
24 the original structure.

25 CHAIRWOMAN GIVEN: Is that accurate; do

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2 you have that?

3 MR. PALLAS: I don't have it in front
4 of me. I'll review the file and let you
5 know.

6 CHAIRWOMAN GIVEN: -- With the new
7 fence as a visual buffer.

8 So his comments to the plan review is:
9 The proposed second-story addition is not
10 represented on the site plan as it is on the
11 floor plan.

12 MR. BROWN: I am afraid I don't
13 understand that.

14 The site plan clearly labels it a
15 proposed two-story addition.

16 CHAIRWOMAN GIVEN: I'm sorry?

17 MR. BROWN: The site plan clearly calls
18 out a two-story addition so I don't
19 understand --

20 MR. COTUNGO: The only discrepancy I
21 see on the site plan the depth shows as
22 sixteen-foot-six, but on your floor plan, it
23 shows as twenty-six-foot-nine and a half, so
24 that's a discrepancy of more than ten feet.

25 So which one is right?

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2 CHAIRWOMAN GIVEN: Let me just finish
3 the whole paragraph.

4 The second floor extends over the
5 existing concrete patio towards First
6 Street. The second floor is supported by a
7 column and Microlam that is in line with the
8 front of the building that fronts First
9 Street.

10 Site plan should represent the
11 structural column and second floor building
12 perimeter.

13 You do have that in front of you,
14 right, while I'm reading?

15 MR. BROWN: Yes.

16 CHAIRWOMAN GIVEN: Great.

17 MR. COTUNGO: Also, the site plan
18 doesn't show --

19 MR. BROWN: I understand --

20 CHAIRWOMAN GIVEN: Excuse me one
21 minute.

22 Go ahead.

23 MR. COTUNGO: The site plan doesn't
24 show the little awning outside the storage
25 room with the double doors.

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2 MR. BROWN: Okay.

3 MR. COTUNGO: The ramp should actually
4 be on the site plan as well too because you
5 said the cars can still park in front; but
6 if this were drawn to scale at twenty-seven
7 feet, rather than sixteen-foot-six plus the
8 ramp which I assume is about forty-two
9 inches, there will be no place for cars.

10 It's not drawn accurately.

11 MR. BROWN: Well, the second floor, I
12 will admit is not drawn accurately. It
13 should be sixteen-foot-six on the second
14 floor.

15 MR. COTUNGO: On the floor plan.

16 MR. BROWN: On the second-floor floor
17 plan, that should be sixteen-foot-six.

18 MR. COTUNGO: Something's wrong
19 somewhere because the floor plan, you have
20 it going to the edge of the building, but
21 something's not to scale here. Something's
22 not right.

23 CHAIRWOMAN GIVEN: We don't have to
24 figure it out tonight because nothing is
25 going to get done, we're just raising the --

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2 MR. BROWN: Yeah, I will clarify that.

3 CHAIRWOMAN GIVEN: -- concerns.

4 He goes on to state: The proposed
5 outdoor seating is not shown on the plans,
6 and we should have some indication of
7 seating arrangement and how many seats are
8 being proposed.

9 Proposed kitchen storage and walk-in
10 cooler/freezers need Suffolk County Health
11 Department approval prior to approval from
12 the Village of Greenport.

13 The proposed design increases the lot
14 coverage to 49.3 percent and the allowed lot
15 coverage is 40.

16 Applicant needs approval from the
17 Zoning Board of Appeals prior to Planning
18 approving the application.

19 The design should address exterior
20 lighting and possibly some sort of buffer
21 from the sidewalk to separate the exterior
22 dining from the pedestrian walkway.

23 Applicant should provide egress
24 requirements on plans for second floor
25 occupancy load. Occupancy load should be

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2 determined based on all occupants in
3 building, second and first floor to
4 determine egress requirements.

5 The building is in the Historic
6 District of Greenport Village and needs
7 approval from the Historic Board prior to
8 Planning Department approval.

9 MR. PALLAS: If I may correct that.
10 I'm not quite sure why the planner put that
11 in, he may have been misreading the map.
12 This property, as far as I know, is not in
13 the Historic District, so that's just an
14 error on his part.

15 CHAIRWOMAN GIVEN: Okay.

16 MR. PALLAS: I'll clarify that as well.

17 CHAIRWOMAN GIVEN: Okay.

18 He's siting 88-5 H(2)(c) Chapter 88 in
19 our code book, the Music venue.

20 Property within a noise sensitive zone
21 shall not exceed the following levels.
22 During the hours of 8:00 p.m. to 1:00 a.m. a
23 sound level in excess of 58 DBA measured
24 with the slow response of a sound level
25 meter.

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2 Applicant should ensure that the noise
3 from the property does not exceed town code
4 levels. Sound mitigation design techniques
5 should be incorporated to ensure the levels
6 stay below the required levels.

7 In summary, the plans should be revised
8 to indicate the items listed above and
9 resubmitted for Planning Board review.

10 We just agreed that it is not Historic
11 Preservation Commission, it's just the ZBA
12 we're talking about here, right?

13 The addition in my opinion does not
14 have any negative effect on the site and
15 does not add any extra pedestrian traffic.

16 Which is what you were talking about.

17 However, the outdoor seating does.

18 The music venue will bring in larger
19 crowds at later hours and should be taken
20 into consideration regarding egress and
21 noise.

22 And he has -- do you want me to read
23 the determination or you're gonna look into
24 it?

25 MR. CONNOLLY: I think we have to look

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2 into it to make sure the property is in the
3 Historic District.

4 CHAIRWOMAN GIVEN: I'm sorry.

5 MR. CONNOLLY: We'll have to look into
6 it to see if the property is indeed located
7 in the Historic District.

8 CHAIRWOMAN GIVEN: Okay.

9 So we're going to look into that for
10 the determination.

11 Then he goes on to state that it
12 doesn't require DEC or Army Corp of
13 Engineers, it's not fronting a waterway or
14 wetland area.

15 So that's the planner's comments, so
16 all those will have to be addressed.

17 MR. BROWN: You will have the revised
18 plans in a couple of days.

19 MR. COTUNGO: But I think you still
20 have to go to the Zoning Board first.

21 CHAIRWOMAN GIVEN: Yes.

22 CHAIRWOMAN GIVEN: You still have to
23 make application to the Zoning Board for the
24 lot coverage.

25 MR. COTUNGO: And if parking is a

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2 zoning issue.

3 MR. PALLAS: If it's an issue. Rob is
4 gonna check to see whether it's --

5 MR. COTUNGO: Somewhere in code, it
6 says if it was built before a certain time,
7 they're free for the rest of their lives?

8 MR. PALLAS: I didn't write the code.

9 MR. BROWN: That's my interpretation of
10 the code, once a property is improved for
11 whatever that means then it does not require
12 parking. If it was approved before the
13 adoption of the code.

14 MR. COTUNGO: So that was approved, but
15 not a bigger building wasn't approved.

16 Again, I don't know how the code is
17 written, but that doesn't make sense to me.
18 If it's a one-story building, and it was
19 approved, oh, I'll just double the square
20 footage and add a second story, how can it
21 still be exempt from parking when you're
22 doubling the size of --

23 MR. BROWN: I understand what you're
24 saying. My interpretation has always been
25 once the property is improved, it's exempt

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2 regardless of what's done to it after that.

3 MR. COTUNGO: You keep just adding on
4 and on.

5 MR. BROWN: As Paul said, I didn't
6 write the code.

7 CHAIRWOMAN GIVEN: So you're --

8 MR. PALLAS: I'll confirm that.

9 CHAIRWOMAN GIVEN: You're also going to
10 determine the outdoor seating --

11 MR. PALLAS: The originally approved
12 site plan will verify that as well. I can
13 get all that --

14 CHAIRWOMAN GIVEN: Because if not, than
15 that will increase seating, hence needing
16 parking because it wasn't approved.

17 MR. PALLAS: No, the examination has
18 nothing to do with seating per se. It has
19 to do with the improvement of the lot. The
20 way the code language reads is --

21 CHAIRWOMAN GIVEN: Really, you can
22 increase your seating and not increase
23 parking?

24 MR. PALLAS: If the lot improved prior
25 to a date, I don't remember the date, it's

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2 exempt from parking.

3 CHAIRWOMAN GIVEN: So we're gonna look
4 into the code for clarification on that.

5 So my proceeding forward on this is I
6 refer the to ZBA?

7 MR. PALLAS: (Nodding.)

8 CHAIRWOMAN GIVEN: Okay.

9 So we're referring this application to
10 the Zoning Board of Appeals.

11 MR. BROWN: I'm wondering if it would
12 be possible to bifurcate this application.

13 CHAIRWOMAN GIVEN: Say that again.

14 MR. BROWN: Separate the application
15 into two parts, one for the addition and one
16 for the use for live entertainment on the
17 second floor.

18 MR. PALLAS: That's not up to me.

19 CHAIRWOMAN GIVEN: I'm thinking no.
20 What are you thinking?

21 MR. CONNOLLY: It seems it would
22 confuse it.

23 CHAIRWOMAN GIVEN: Right.

24 MR. CONNOLLY: But it's up to you.

25 CHAIRWOMAN GIVEN: No, I prefer that --

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2 MR. COTUNGO: Where are the regulations
3 about live entertainment?

4 MR. PALLAS: I don't think there's any
5 specific prohibition on interior that I'm
6 aware of. It will still be a change to the
7 use of the space. That certainly wasn't
8 part of the original approval. That would
9 still be a change to the site plan.

10 CHAIRWOMAN GIVEN: Right, so that has
11 to be a change of use application as well.

12 MR. PALLAS: Well, it should say site
13 plan --

14 CHAIRWOMAN GIVEN: No. There's such of
15 thing as a change of use, yes?

16 MR. PALLAS: I believe that that's an
17 approved use, so it would only be a change
18 of use --

19 CHAIRWOMAN GIVEN: Doesn't say changed
20 of approved or unapproved use, it's simply a
21 change of use, if I'm accurate.

22 MR. PALLAS: I have to double check,
23 but if it's a permitted use in a permitted
24 zone, it would only require site plan
25 approval, not any kind of a variance.

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2 CHAIRWOMAN GIVEN: So we have some
3 clarification --

4 MR. PALLAS: I mean, yes, you still
5 have to approve it, yes; it just doesn't
6 need any other approvals, there's no ZBA
7 requirement for --

8 CHAIRWOMAN GIVEN: Right, but we're
9 going to keep this application as is, as
10 one.

11 MR. BROWN: Okay.

12 MR. COTUNGO: When you go for the music
13 venue, we would want to know what hours of
14 operation the music is, how many decibels --

15 CHAIRWOMAN GIVEN: Sure, it's all on
16 his --

17 MR. COTUNGO: It's on there?

18 CHAIRWOMAN GIVEN: Um-hum.

19 MR. COTUNGO: Oh, he asked for it. I'm
20 just reiterating --

21 CHAIRWOMAN GIVEN: And we told him that
22 everything pointed out in here needs to be
23 addressed.

24 MR. COTUNGO: So it's covered?

25 CHAIRWOMAN GIVEN: Yes.

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2 Okay, Rob.

3 MR. BROWN: Okay.

4 MR. COTUNGO: Thank you.

5 CHAIRWOMAN GIVEN: Noah, anything?

6 MR. THOMAS: No.

7 CHAIRWOMAN GIVEN: John, anything

8 further?

9 MR. COTUNGO: No.

10 CHAIRWOMAN GIVEN: Rob?

11 MR. CONNOLLY: No.

12 CHAIRWOMAN GIVEN: Thank you.

13 MR. BROWN: Sure.

14 I'm here for next one too.

15 CHAIRWOMAN GIVEN: I know you are.

16 Moving on to Item six, 300 Main Street.

17 A pre-submission conference for a site
18 plan approval for Sterling Square LLC, South
19 Building. Robert I. Brown, Architect.

20 The applicant is proposing to change
21 the use from retail to assembly.

22 The property is located in the
23 Commercial Retail District. This property
24 is also located in the Historic District.

25 Designated Suffolk County Tax Map

Flynn Stenography & Transcription Service
(631) 727-1107

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2 number 1001-4-7-29.1.

3 MR. BROWN: Robert Brown, architect.

4 This is purely an interior alteration.

5 There are two things happening.

6 If you're familiar with the property,
7 the store called Basso is changing hands,
8 but not being changed on the inside at all.
9 It will still be the same exact use. The
10 new name will be Terra, T-E-R-R-A.

11 And as soon as I have a sign, I will
12 make a sign application.

13 CHAIRWOMAN GIVEN: You're going to
14 submit a sign application?

15 MR. BROWN: As soon as the sign is
16 designed.

17 CHAIRWOMAN GIVEN: Did you say you were
18 changing the use?

19 MR. BROWN: Well, the change of use,
20 there are two parts to this again. One part
21 is the change of ownership of Bosso to Terra
22 which I'm not even sure if that requires
23 your approval or not.

24 CHAIRWOMAN GIVEN: Not the change of
25 ownership.

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2 MR. BROWN: The other part is, the
3 retail space that was called Open Space is,
4 we are hoping to change it to additional
5 assembly space to be used as restaurant
6 overflow and private meeting space.

7 CHAIRWOMAN GIVEN: You're talking about
8 that one area --

9 MR. BROWN: It's that space between
10 Basso and Doofpot.

11 CHAIRWOMAN GIVEN: It not Basso? It's
12 not --

13 MR. BROWN: No, Basso is staying as it
14 is.

15 CHAIRWOMAN GIVEN: Okay.

16 MR. BROWN: Then there's Open Space was
17 the name of the store, and we are -- that's
18 currently unoccupied and we are applying --

19 CHAIRWOMAN GIVEN: Right next to Basso?

20 MR. BROWN: Right next to Basso.

21 CHAIRWOMAN GIVEN: Okay.

22 MR. BROWN: In fact, there is a door
23 that connects the --

24 CHAIRWOMAN GIVEN: Correct, I saw that.

25 MR. BROWN: That was a retail space and

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2 the owners are planning to make that an
3 overflow dining space, private eating space
4 and we're providing a handicap accessible
5 bathroom and that's accessible from Basso
6 and the new space and there are absolutely
7 no alterations to the exterior of the
8 building.

9 CHAIRWOMAN GIVEN: Is there any reason
10 the planner didn't chime in on this?

11 MR. PALLAS: He did get it, he just
12 hasn't had time to provide --

13 CHAIRWOMAN GIVEN: Oh, are we gonna --

14 MR. PALLAS: Within a day or two --

15 CHAIRWOMAN GIVEN: Yeah, we need to
16 really -- before we can even entertain or
17 discuss, we need to have our planner provide
18 us with his comments. He sees things we
19 don't at times.

20 He is to have those to us by tomorrow
21 or Monday?

22 MR. PALLAS: Tomorrow, the latest. If
23 it's the Board's pleasure, we can have the
24 discussion at next-weeks meeting.

25 CHAIRWOMAN GIVEN: I'm sorry?

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2 MR. PALLAS: If you would like to, you
3 can --

4 CHAIRWOMAN GIVEN: Paul, can't hear.

5 MR. PALLAS: We could put this over to
6 next week in time for comments, and you can
7 just continue the pre-submission conference
8 next week, if you choose.

9 CHAIRWOMAN GIVEN: So we table?

10 MR. PALLAS: That is just an option.

11 CHAIRWOMAN GIVEN: You guys want to
12 table this until our next meeting?

13 MR. COTUNGO: I'll just ask an
14 additional --

15 CHAIRWOMAN GIVEN: Sure.

16 MR. COTUNGO: I'm confused with this
17 plan over here, the three-sixteen scale and
18 the one inch equals two --

19 MR. BROWN: The one inch equals ten is
20 just for context, just so the location, the
21 print in the lower right is what's actually
22 happening in the space.

23 MR. COTUNGO: Which one do you want
24 because one has four tables and one has six
25 tables and one has sinks --

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2 MR. BROWN: Yeah, there are --

3 MR. COTUNGO: They're different,
4 they're two different plans, so which one do
5 you want?

6 It's almost like your other plan on the
7 other job.

8 MR. BROWN: The site plan is purely to
9 show the context and location, and the plan
10 in the lower right is the plan that is being
11 applied for and that includes the seating
12 calculations.

13 MR. COTUNGO: It's not right and it's
14 confusing. Why does one show six tables?
15 Why does one show four? Why does one show
16 the bathroom going straight through and the
17 sinks over? Which one do you want? Are you
18 saying the larger one takes precedence?

19 MR. BROWN: Yes.

20 CHAIRWOMAN GIVEN: Then why --

21 MR. COTUNGO: Than get rid of the other
22 one --

23 CHAIRWOMAN GIVEN: Right.

24 MR. COTUNGO: -- you can't have two
25 plans.

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2 MR. BROWN: Technically speaking, a
3 Planning Board application must show the
4 site plan including all the metes and bounds
5 of the property which is the purpose of the
6 other plan.

7 MR. COTUNGO: Than it should be
8 accurate of what you plan to do?

9 MR. BROWN: You're absolutely right.

10 MR. COTUNGO: Are you closing up
11 windows on --

12 MR. BROWN: No.

13 MR. COTUNGO: Then why are they shaded
14 in black on the enlarged plan but again not
15 on -- it's not even identified on the site
16 plan what that is where the food service
17 facility used to remain, but it clearly
18 shows that a designation as a window, if
19 they are windows, they're black.

20 MR. BROWN: That's just a --

21 MR. COTUNGO: What does that mean?

22 MR. BROWN: That was just a
23 misdirection to the printer, it shouldn't
24 have come out that way.

25 MR. COTUNGO: What is the other one, is

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2 that a door on the side, the opening above
3 the word service where it looks like there's
4 like a big box in the back?

5 MR. BROWN: That's all exits.

6 MR. COTUNGO: What is it?

7 MR. BROWN: It's a door.

8 MR. COTUNGO: A door. Okay. I can't
9 tell it's a door.

10 CHAIRWOMAN GIVEN: That's okay. That's
11 why we're here, to ask questions and get
12 clarification.

13 See we would love to just -- like I sat
14 down before with Rob and we were confused
15 too. It would help for it to just be
16 clearcut and precise, you know.

17 Thanks, Rob. Just pointing that out.
18 It helps you, it helps us, it helps the
19 process, you know.

20 Noah?

21 MR. THOMAS: I agree.

22 MR. BROWN: In any case, in terms of
23 tabling this, what does that do to our
24 schedule because you're tabling --

25 CHAIRWOMAN GIVEN: That it continues on

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2 pre-submission conference to the next
3 meeting.

4 MR. PALLAS: Next week, next Thursday.

5 CHAIRWOMAN GIVEN: Which is this
6 coming -- a week from tonight, we'll
7 continue our pre-submission conference.

8 MR. BROWN: Do we have to wait a month
9 an a half for approval because we have to
10 wait to the next work session, then the next
11 regular session because we don't have the
12 comments?

13 CHAIRWOMAN GIVEN: Do you want to
14 speak?

15 MR. PALLAS: If you don't mind.

16 It wouldn't have made any difference,
17 that's why I'm suggesting next week. Either
18 way, they would schedule the public hearing
19 for next month.

20 CHAIRWOMAN GIVEN: Right.

21 MR. PALLAS: So whether we schedule
22 that today for next month or next week for
23 next month, the outcome is the same.

24 CHAIRWOMAN GIVEN: Right.

25 MR. PALLAS: That's why I'm suggesting

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2 we do it this way to keep the process moving
3 forward so it is not delayed. I
4 suggested --

5 CHAIRWOMAN GIVEN: Right.

6 Next week, as opposed to going to the
7 end of the month to our next work session.

8 MR. BROWN: Okay.

9 CHAIRWOMAN GIVEN: The fact that we're
10 doing it a week from tonight is helping to
11 keep the process going.

12 MR. BROWN: You will have the revised
13 drawings in a couple of days.

14 CHAIRWOMAN GIVEN: Okay.

15 I make a motion that we table this and
16 continue the Work Session on this
17 application until our meeting next week
18 which is March 7th.

19 Do I have a second?

20 MR. COTUNGO: Second.

21 CHAIRWOMAN GIVEN: All those in favor?

22 MR. THOMAS: Aye.

23 MR. COTUNGO: Aye.

24 CHAIRWOMAN GIVEN: Motion carried.

25 Thanks, Rob.

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2 I know you're gonna remain there for
3 the next one.

4 Item Number 7, designated Number 9, but
5 it's now Number 7, 47 Front Street.

6 Pre-submission conference for site plan
7 approval for ASCM Properties LLC, Deepwater
8 Grill. Represented by Architect Robert I.
9 Brown.

10 The applicant is proposing minor
11 interior renovations as well as awning
12 replacement.

13 The property is located in the
14 Waterfront Commercial District and is not
15 located in the Historic District.

16 And it's designated Suffolk County Tax
17 Map Number 1001-5-4-19.

18 Again, the planners comments are not
19 available.

20 MR. PALLAS: Yeah. They will be done
21 tomorrow, Monday at the latest.

22 MR. COTUNGO: He'll probably say the
23 Board of Health Approval is required just
24 like he did on the other one.

25 CHAIRWOMAN GIVEN: He said for the

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2 refrigeration for the other one.

3 MR. COTUNGO: For this too.

4 MR. BROWN: Can I ask for clarification
5 on that? I didn't realize that Health
6 Department approval was required before
7 Planning Board approval.

8 CHAIRWOMAN GIVEN: It's on your list
9 from the last application, Rob, remember the
10 planner's list?

11 MR. BROWN: Yes.

12 CHAIRWOMAN GIVEN: It was for the
13 refrigeration.

14 MR. COTUNGO: I don't think it said
15 Planning Board, it just says before --

16 CHAIRWOMAN GIVEN: I don't think it
17 said before in that language.

18 Hang on, I'll get my notes.

19 MR. COTUNGO: I guess he's just making
20 you aware that --

21 CHAIRWOMAN GIVEN: You need it.

22 Proposed kitchen storage and walk in
23 cooler/freezers are prior to approval from
24 the Village of Greenport.

25 MR. CONNOLLY: He means for a

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2 Certificate of Occupancy.

3 MR. COTUNGO: No, building code.

4 CHAIRWOMAN GIVEN: That what I thought.

5 MR. COTUNGO: That doesn't stop us from
6 voting, it may stop you from getting a
7 building permit.

8 CHAIRWOMAN GIVEN: Okay.

9 Anyone have any comments on this?

10 You know, again, you have an
11 application in front of you and it simply
12 states replacing awnings in kind, and
13 obviously, I don't believe these drawings
14 are simply depicting the replacements of
15 awnings, right, there's more to it than
16 what's stated --

17 MR. BROWN: Well, interior alterations
18 to the kitchen space, and I believe that's
19 on the application and --

20 CHAIRWOMAN GIVEN: No, I'm looking at
21 it, it says replace awnings in kind, that's
22 all I have.

23 Do you have something I don't have?

24 MR. COTUNGO: Are there two
25 applications?

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2 CHAIRWOMAN GIVEN: I don't know.

3 MR. COTUNGO: One for the awning and
4 one for the interior?

5 CHAIRWOMAN GIVEN: I hope not.

6 MR. BROWN: The agenda --

7 CHAIRWOMAN GIVEN: Yes, I know what the
8 agenda reads and that's another issue, the
9 agenda doesn't match the application, you
10 know.

11 I mean, your application should just be
12 thorough and complete and what you're
13 proposing to do.

14 MR. BROWN: Well, if I may ask this
15 question, some modifications to the kitchen
16 layout, does it require Planning Board
17 approval?

18 MR. PALLAS: I don't believe so.

19 CHAIRWOMAN GIVEN: I'm sorry.

20 MR. PALLAS: I don't believe so.

21 CHAIRWOMAN GIVEN: So they're seeking
22 approval from us for the awning; is that
23 what you're telling me?

24 MR. PALLAS: No.

25 There's, the second floor, there is a

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2 partition wall?

3 CHAIRWOMAN GIVEN: Okay.

4 So I sit down with an application, I
5 want to know what you're proposing, correct,
6 it should be on here, right?

7 And then I, it's not, it's just telling
8 me you want to replace the awning in kind,
9 but there's other -- I mean these plans
10 definitely --

11 I'm confused again.

12 MR. COTUNGO: Yeah, me too.

13 CHAIRWOMAN GIVEN: -- it's just, I sit
14 and I'd love to be able to not sit here and
15 tell you that I'm confused.

16 MR. BROWN: As am I because I didn't
17 think that the interior work warranted
18 Planning Board approval when it's just
19 carving out some storage space out of the
20 existing office.

21 CHAIRWOMAN GIVEN: So that was made
22 clear to you that that --

23 MR. PALLAS: I don't -- I'm just saying
24 what's on the plan. I wasn't suggesting
25 that they necessarily need Planning Board

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2 approval. I'm not a hundred percent certain
3 whether storage space would.

4 Certainly if there was changes to the
5 seating arrangements, that would require
6 Planning Board approval, this is office
7 storage space.

8 MR. COTUNGO: What's there now on the
9 second floor?

10 MR. BROWN: It's all one big office
11 space.

12 MR. COTUNGO: So it's merely
13 dividing --

14 MR. BROWN: It's merely carving out a
15 little bit of separated dry storage.

16 CHAIRWOMAN GIVEN: On the second floor
17 --

18 MR. BROWN: The second floor on the
19 north end.

20 CHAIRWOMAN GIVEN: There's seating,
21 there is bar.

22 MR. BROWN: Yeah, that's the south end.
23 On the north end is just one big open office
24 space.

25 CHAIRWOMAN GIVEN: Okay.

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2 And that's where you're --

3 MR. BROWN: We're just carving out some
4 dry storage separated from the office.

5 CHAIRWOMAN GIVEN: So what does require
6 us?

7 MR. CONNOLLY: When a commercial space
8 needs a Building Permit for work being done
9 that triggers site plan review.

10 CHAIRWOMAN GIVEN: Okay.

11 And Planning Board approval?

12 MR. CONNOLLY: Right.

13 CHAIRWOMAN GIVEN: Okay because I'm
14 hearing --

15 MR. COTUNGO: Two different --

16 CHAIRWOMAN GIVEN: I'm really, you
17 know, I'm not getting clear, it's not clear.

18 MR. PALLAS: Again, the plans show the
19 change in the space and the new awnings,
20 that's what's before you.

21 CHAIRWOMAN GIVEN: So it does require
22 Planning Board approval?

23 MR. PALLAS: Site plan approval, that's
24 part of the site plan, yes.

25 MR. COTUNGO: Why wouldn't taking out

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2 the dumb weighter and expanding the kitchen
3 be part of the Planning Board approval too?

4 CHAIRWOMAN GIVEN: Right.

5 MR. COTUNGO: Why would carving an
6 office and storage require it but not taking
7 out the dumb weighter and changing the
8 kitchen?

9 MR. PALLAS: I'm confused.

10 CHAIRWOMAN GIVEN: What are you
11 confused about, Paul?

12 MR. PALLAS: You said expanding the
13 kitchen, I don't --

14 MR. BROWN: It's not expanding the
15 kitchen it's --

16 MR. COTUNGO: When you're taking out a
17 dumb weighter and adding equipment, your
18 expanding the kitchen.

19 MR. BROWN: I would respectfully
20 disagree with that definition. We're not
21 expanding the space at all, we're just
22 modifying it by changing what was a dumb
23 weighter into a table.

24 MR. COTUNGO: Some things say existing,
25 like existing standing refrigerator. Should

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2 I assume everything that does not say
3 existing is new, such as the hand sink, the
4 mop sink? I know where the dumb weighter is
5 coming out, there's definitely gonna be
6 something new there.

7 MR. BROWN: Well, as I said, there are
8 some modifications to the kitchen layout.

9 MR. COTUNGO: It's hard to tell what's
10 existing and what's new.

11 Again, should I assume if it doesn't
12 say existing, it's new?

13 MR. BROWN: Yes.

14 New or replaced.

15 Again, correct me if I'm wrong, but I
16 don't understand why that's -- it was a
17 commercial kitchen, it's going to be a
18 commercial kitchen; why do we need Planning
19 Board approval for that? We're swapping out
20 some sinks, and we're putting a table where
21 the dumb weighter was.

22 CHAIRWOMAN GIVEN: There is my
23 confusion. Why would we get plans that
24 depict things we don't need to be concerned
25 with?

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2 MR. PALLAS: The Village code requires
3 site plan approval whenever a space, if
4 there's work done on the space, it requires
5 a building permit. This requires a building
6 permit for the partition walls and the
7 replaced awning and that's why it's here.

8 The elements themselves, that's what's
9 in the code, I don't know that the elements
10 that are necessarily here are part of what
11 you would normally review, but it is a
12 change in site plan. Other than that, there
13 are no changes to the site plan.

14 CHAIRWOMAN GIVEN: Since we do not have
15 our planner's notes, we're back to where we
16 were with the previous application.

17 MR. PALLAS: We can do the same --

18 CHAIRWOMAN GIVEN: I'm going to
19 recommend that we table this and continue
20 our site plan review, our site plan review
21 and continue our Work Session until next
22 week, Thursday's meeting.

23 MR. BROWN: If you could forward to me
24 the planner's notes --

25 CHAIRWOMAN GIVEN: As soon as we have

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2 them.

3 MR. BROWN: -- and I can take them into
4 consideration on revising the plans.

5 CHAIRWOMAN GIVEN: Okay.

6 MR. PALLAS: Absolutely.

7 CHAIRWOMAN GIVEN: Great.

8 I make a motion that this --

9 MR. COTUNGO: Can I say one thing?

10 CHAIRWOMAN GIVEN: Sure.

11 MR. COTUNGO: It might be helpful to --
12 the biggest part of this job is replacement
13 of the canvas canopy.

14 MR. BROWN: Yes.

15 MR. COTUNGO: To me, I'm not worried
16 about the kitchen or the storage slash --

17 MR. BROWN: Nor was I, quite frankly.

18 CHAIRWOMAN GIVEN: -- and it's not just
19 replacement, there's gonna be new where
20 there are no existing, correct, the side
21 doesn't have it?

22 MR. BROWN: No. It's replacement in
23 kind.

24 CHAIRWOMAN GIVEN: Huh?

25 MR. BROWN: No, there is not, we're not

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2 calling for one on the side.

3 CHAIRWOMAN GIVEN: Just the front?

4 MR. BROWN: Just the front and the
5 second floor in the back.

6 MR. COTUNGO: In the back.

7 MR. BROWN: Where there was awnings,
8 we're replacing the awes.

9 MR. COTUNGO: It's still gonna be a
10 temporary structure?

11 MR. BROWN: Yes.

12 MR. COTUNGO: But it's gonna be fire
13 rated this time?

14 MR. BROWN: I believe so, yes.

15 MR. COTUNGO: You wrote that on the
16 plan.

17 MR. BROWN: Yes.

18 MR. COTUNGO: What does it look like?

19 CHAIRWOMAN GIVEN: I have a picture, I
20 think.

21 Is this what you're going with, the
22 yellow (indicating)?

23 MR. BROWN: Yes.

24 CHAIRWOMAN GIVEN: Is that on the side,
25 so you're not proposing those awnings?

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2 MR. BROWN: We're not proposing the
3 side awnings, no.

4 CHAIRWOMAN GIVEN: Okay.

5 MR. BROWN: That was a rendering by the
6 awning company. They were considering it at
7 the time, but it created too many issues.

8 CHAIRWOMAN GIVEN: Okay. Okay.

9 So I'm making a motion that we table
10 this and continue our discussion at our next
11 meeting, March 7th.

12 Do I have a second?

13 MR. COTUNGO: Second.

14 CHAIRWOMAN GIVEN: All those in favor?

15 MR. THOMAS: Aye.

16 MR. COTUNGO: Aye.

17 CHAIRWOMAN GIVEN: Motion carried.

18 Thanks, Rob.

19 MR. BROWN: Thank you.

20 CHAIRWOMAN GIVEN: Item 8, motion to
21 adjourn at 4:40.

22 Do I have a second?

23 MR. COTUNGO: Second.

24 CHAIRWOMAN GIVEN: All those in favor?

25 MR. COTUNGO: Aye.

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MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carried.

(Time noted: 4:40 p.m.)

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<p>CHAIRWOMAN GIVEN: [133] MR. BROWN: [82] MR. CONNOLLY: [8] 14/24 15/4 18/20 18/23 21/10 32/24 37/6 37/11 MR. COTUNGO: [73] MR. PALLAS: [46] MR. THOMAS: [12] 2/9 2/12 2/18 2/20 3/5 3/12 3/14 21/5 28/20 30/21 43/14 43/25</p>	<p>A a.m [1] 13/22 able [1] 35/14 about [12] 4/24 5/23 5/24 5/25 6/5 11/8 14/12 14/16 19/3 23/7 38/11 41/16 above [3] 8/3 14/8 28/2 absent [2] 1/13 1/15 absolutely [3] 24/6 27/9 41/6 accept [1] 2/6 accessible [2] 24/4 24/5 account [1] 5/12 accurate [4] 8/25 19/21 27/8 45/9 accurately [2] 11/10 11/12 action [1] 45/12 actually [3] 6/19 11/3 25/21 add [2] 14/15 16/20 adding [5] 5/8 5/9 5/13 17/3 38/17 addition [10] 4/19 5/6 6/21 7/7 8/13 9/9 9/15 9/18 14/13 18/15 additional [4] 4/4 4/19 23/4 25/14 address [2] 8/4 12/19 addressed [2] 15/16 20/23 adjourn [1] 43/21 ADMINISTRATOR [1] 1/18 admit [1] 11/12 adoption [1] 16/13 afraid [1] 9/12 after [1] 17/2 afternoon [1] 4/12 again [10] 16/16 18/13 22/20 27/14 31/18 33/10 35/11 37/18 39/11 39/15 agenda [5] 3/19 3/21 34/6 34/8 34/9 agree [1] 28/21 agreed [1] 14/10 ahead [1] 10/22 all [17] 2/11 2/20 3/5 3/14 13/2 15/16 17/13 20/15 22/8 27/4 28/5 30/21 33/22 36/10 38/21 43/14 43/24 allow [1] 8/23 allowed [1] 12/14 almost [2] 5/14 26/6 also [4] 8/18 10/17 17/9 21/24 alteration [1] 22/4 alterations [2] 24/7 33/17 always [1] 16/24 am [4] 9/12 35/16 45/11 45/13 another [1] 34/8</p>	<p>any [14] 4/24 5/2 6/6 6/18 14/14 14/15 19/4 19/25 20/6 24/9 28/22 29/16 33/9 45/12 Anyone [1] 33/9 anything [4] 5/3 6/5 21/5 21/7 apologize [2] 6/3 7/19 Appeals [2] 12/17 18/10 applicant [7] 4/3 8/13 12/16 12/23 14/2 21/20 31/10 application [18] 12/18 15/23 18/9 18/12 18/14 19/11 20/9 22/12 22/14 27/3 30/17 32/9 33/11 33/19 34/9 34/11 35/4 40/16 applications [1] 33/25 applied [1] 26/11 applying [1] 23/18 approval [27] 3/24 12/11 12/11 12/16 13/7 13/8 19/8 19/25 21/18 22/23 29/9 31/7 31/23 32/6 32/7 32/23 34/17 34/22 35/18 36/2 36/6 37/11 37/22 37/23 38/3 39/19 40/3 approvals [1] 20/6 approve [2] 2/15 20/5 approved [8] 16/12 16/14 16/15 16/19 17/11 17/16 19/17 19/20 approving [1] 12/18 April [1] 3/11 architect [5] 3/25 4/13 21/19 22/3 31/8 are [28] 4/14 12/7 18/20 19/2 21/15 22/5 22/20 23/4 23/17 23/18 24/2 24/6 24/13 26/2 26/17 27/10 27/13 27/19 31/18 32/23 33/14 33/24 38/10 39/7 40/10 40/10 40/13 41/20 area [2] 15/14 23/8 Army [1] 15/12 arrangement [1] 12/7 arrangements [1] 36/5 as [32] 4/4 4/4 7/14 9/7 9/10 9/21 9/23 11/4 13/12 13/12 13/16 17/5 17/12 19/11 19/15 20/9 20/9 22/11 22/11 22/15 22/15 23/5 23/13 27/18 30/6 31/11 31/11 35/16 39/3 39/7 40/25 40/25 ASCM [1] 31/7 ask [5] 8/11 25/13 28/11 32/4 34/14 asked [1] 20/19 assembly [2] 21/21 23/5 assume [3] 11/8 39/2 39/11</p>
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