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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

August 31, 2017
4:05 p.m.

Before:

DEVIN McMAHON - CHAIR (Absent)

MARY GIVEN - ACTING CHAIRWOMAN

NOAH THOMAS - MEMBER

JOHN COTUGNO - MEMBER

BRADLEY BURNS - MEMBER

ROBERT CONNELLY - ATTORNEY
KRISTINA LINGG:

BUILDING CLERK

GLYNIS BERRY: PLANNING BOARD CONSULTANT

2 Item No. 1 - 19 Front Street Page 2-35

3 Motion to accept the use evaluation
4 application and signage application
5 of Evan Hoffman. The applicant is
6 proposing to open a Jet Ski Tour
7 business at Preston's Marina,
8 located at 102 Main Street. This
9 property is located in the
10 Waterfront Commercial District.
11 This property is also located in
12 the Historic District.

13 SCTM #: 1001-5-3-12.1

14
15 Item No. 2 - 222 Manor Place Page 35-

16 Discussion and possible motion on a
17 formal recommendation to the ZBA
18 for the application of 222 Manor
19 Place, LLC.

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22 Item No. 3 Page

23 Motion to accept the minutes of
24 June 29, 2017 and July 6, 2017
25 Planning Board Meetings.

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Item No. 4 Page

Motion to approve the minutes of
the May 25, 2017 Planning Board
Meeting.

Item No. 5 Page

Motion to schedule the Planning
Board Work Session for 4:00 p.m. on
September 28, 2017.

Item No. 6 Page

Motion to schedule the Planning
Board Regular Session for 4:00 p.m.
on October 5, 2017.

Item No. 7 Page

Motion to adjourn.

1 WORK SESSION AUGUST 31, 2017

2 ACTING CHAIRWOMAN GIVEN: We are
3 going to open the Planning Board Meeting
4 at 4:05. Item number 1 on the agenda is
5 19 Front Street.

6 Motion to accept the use
7 evaluation application and signage
8 application of Evan Hoffman. The
9 applicant is proposing to open a Jet Ski
10 Tour business at Preston's Marina,
11 located at 102 main Street. This property
12 is located in the Waterfront Commercial
13 District. This property is also located
14 in the Historic District.

15 Suffolk County Tax Map number
16 1001-5-3-12.1

17 Is there anyone here on behalf of
18 this application?

19 MR. HOFFMAN: Yes, I am.

20 ACTING CHAIRWOMAN GIVEN: Your
21 name, please.

22 MR. HOFFMAN: Evan Hoffman.

23 ACTING CHAIRWOMAN GIVEN: Please
24 step up.

25 MR. HOFFMAN: Hi. How are you

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doing today?

ACTING CHAIRWOMAN GIVEN: Evan, I am going to read some comments from our Planner, Glynis Berry, on the application.

MR. HOFFMAN: Okay.

ACTING CHAIRWOMAN GIVEN: The application is for a use evaluation. The applicant is seeking approval for a seasonal Jet Ski Tour operation to be operated at ST Preston's Marina.

Boat rentals and tour boats are permitted uses. Of issue is whether jet skis are considered boats.

MS. BERRY: For clarification, it is.

ACTING CHAIRWOMAN GIVEN: Okay great.

MR. HOFFMAN: I brought a New York State registration with me that it is registered as a boat.

MR. CONNELLY: It is a vessel under the New York State operation law just like boats are.

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ACTING CHAIRWOMAN GIVEN: So the questions that are not answered: What will the hours of operation be? What needs to be stored on-site? How and the size and location should be noted on your plan. Where will the staff be located? What accommodations will they have? How will the boats and gear be stored during inclement weather? Which bathroom facilities will be used for the guests and staff? Where will guests change or don apparel. Where will guests leave any belongings on land while they are going out? And please indicate right-of-way clearances on dock with dimensions. Eight foot required for conditional uses as per code 150-11C. Recommend using the same clearance. Please describe the limits of operations based on environmental conditions. Which organization oversees and insures the safe operation of the proposed activity? The floats act as additional dockage. The Village Board -- the Town Board may

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wish to review?

MS. BERRY: The Village. Sorry.

ACTING CHAIRWOMAN GIVEN: What is the accident history of this activity? What is the proposed intensity of use? Are there any expected impacts on the natural environment such as pollution or noise. How will the machines be serviced? How will they be fueled? The applicant is proposing a sandwich sign. The sign needs to be approved by the HPC. Which is the Historic Preservation Commission. Also the proposed location blocks the natural pathway. Simply sighting it in front of a pylon should be sufficient.

That is a lot to digest. I don't know if we have a copy of this for him.

MR. HOFFMAN: I have a copy on my phone. I can start with number one if you would like. Can you hear me okay?

ACTING CHAIRWOMAN GIVEN: Yes.

MR. HOFFMAN: So the hours of operation would be 9:00 a.m. to 5:00 p.m.

2 Number two, what needs to be
3 stored on-site. There is going to be a
4 -- I guess a large cooler that is
5 attached to the floating dock that is
6 made for the floating dock. It is
7 screwed into the floating dock and will
8 hold life jackets.

9 ACTING CHAIRWOMAN GIVEN: Just --
10 she states that the size and location
11 should be noted on the plan.

12 MR. HOFFMAN: The size and
13 location. I put that on one of my copies
14 of the approximate size. It was on a
15 satellite map photo that was in the
16 paperwork.

17 ACTING CHAIRWOMAN GIVEN: 12X4,
18 the floating dock?

19 MR. HOFFMAN: It was a drawing of
20 -- a visual -- an overlook of Preston's
21 by satellite.

22 MS. BERRY: I think we meant any
23 other, other than just the size of the
24 dock itself.

25 MR. HOFFMAN: Was that drawing --

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was that paperwork, Kristine, added in?

MS. LINGG; Yes. She is just referring to anything other than the floating dock.

MR. HOFFMAN: It is just three floating docks connected. Three of them are corrected together. And they don't come apart. That stay all locked together and they will be tied off by multiple dock lines and cleats.

MS. BERRY: Will there be anything on the wharf at all? Like any place for people to sit, any --

MR. HOFFMAN: No. There is a ladder going down. A ladder going down to the floating dock. That is all there really is. But there isn't going to be any seating. It's pretty much -- they will walk down -- they will walk down on the floating dock. Everybody will get seated on the jet skis. They will get their life preservers on. There will be a fifteen minute tutorial for safety and where we are going. And pretty much

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2 directions and safety. You know, if
3 somebody falls overboard, how somebody
4 will be picked up.

5 MS. BERRY: What about the
6 bathroom facilities?

7 MR. HOFFMAN: I was going to go
8 with public bathrooms. The use of public
9 bathrooms that we have in Greenport. You
10 know, I'm not a restaurant, you know.
11 Like, you know, big Glory has, you know,
12 they sail out of, you know, Greenport.

13 ACTING CHAIRWOMAN GIVEN: Then --
14 let's proceed. She skipped. Let's go
15 back to number three. Where will the
16 staff be located?

17 MR. HOFFMAN: The staff will be
18 located -- they will be on the -- they
19 will be --

20 ACTING CHAIRWOMAN GIVEN: First
21 off, how many do have?

22 MR. HOFFMAN: We have two.
23 Myself and Dave Gray.

24 ACTING CHAIRWOMAN GIVEN: Okay.
25 And where are they located and what

1
2 accommodations will they have, are the
3 two questions in regards to that.

4 MR. HOFFMAN: Well, we will be
5 standing on Preston's dock and also on
6 the floating docks also. People will --
7 it will also be -- it is not going to be
8 that people are going to be really -- it
9 is going to be planned and people are
10 going to be, you know, planned -- and
11 they are going to be coming down at
12 certain times. It is not going to be
13 that people are just going walk-up and go
14 from there. There is going to be, you
15 know -- there is going to be a phone
16 number to call and it is going to be --
17 people are going to come prepared and
18 come with a bathing suit or wet suit on.

19 ACTING CHAIRWOMAN GIVEN: Well
20 that is true of the people that are going
21 to be utilizing your operation.

22 MR. HOFFMAN: Sure.

23 ACTING CHAIRWOMAN GIVEN: But
24 there will be day trippers and there will
25 be people that are there because that is

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2 what they do. They go down to the docks.
3 They walk, you know, they are in the
4 area.

5 MR. HOFFMAN: That's right.

6 ACTING CHAIRWOMAN GIVEN: How
7 will your insure that they are not going
8 to be intertwined with what is going on
9 with you? How you will let them know
10 that what you have going on is clearly
11 what you have going on?

12 MR. HOFFMAN: Well, we are booked
13 for certain hours, you know, per hour.
14 If they are not booked they are going to
15 be turned away. You know, there is going
16 to be bookings. But also if somebody is,
17 you know, not dressed in a bathing suit
18 or you know certain apparel -- you know,
19 wearing a bathing suit or a type of wet
20 suit they are not going to be permitted
21 to be -- to operate a personal motor
22 craft with regular clothes on. They have
23 to be dressed, you know, ready to do the
24 strip.

25 ACTING CHAIRWOMAN GIVEN: Right.

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2 And they won't be allowed down to the
3 docks. You are going to insure that.

4 MR. HOFFMAN: Right.

5 ACTING CHAIRWOMAN GIVEN: They
6 are not going to get down to that.

7 MR. HOFFMAN: They are not
8 allowed on the floating docks unless they
9 are already paid and they are setup to
10 go. No one is allowed to walk on the
11 floating docks unless they are already
12 setup to go on the tour and seated on the
13 jet skis and they have their whistles on
14 their life jacket and they have their
15 life jackets on. And they have a 15
16 minute briefing on safety and where we
17 will be going.

18 MR. CONNELLY: How many jet skis
19 are you going to have?

20 MR. HOFFMAN: There are two that
21 will be rented out and the third is mine
22 as the tour. So there is just two that
23 are being rented out. So it is not a
24 very large group.

25 ACTING CHAIRWOMAN GIVEN: Onto

1
2 the next will be the question of how will
3 the gear and the boats be stored during
4 inclement weather when you are not in
5 operation?

6 MR. HOFFMAN: You are talking
7 about like a storm, if there is going to
8 be a large storm or --

9 ACTING CHAIRWOMAN GIVEN: Right.

10 MR. HOFFMAN: If there is going
11 to be a hurricane or storm everything
12 will be pulled out of the water on a
13 trailer and put back in when the storm
14 has passed. But everything is going to
15 be tied off and the lines will be
16 adjusted with high tide and low tide.
17 And the jet skis will also be locked to
18 the floating docks, you know, at the end
19 of the day. At 5:00 p.m. there will be a
20 lock on the front -- there is front
21 bumper on the jet ski and there will be a
22 lock. And there is a hook on the
23 floating dock. So they will be locked on
24 the floating dock. So in the middle of
25 the night somebody is walking around and

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2 decides to step down on the floating dock
3 and push one off they can't just push it.
4 It is kind of like untying a boat. They
5 are going to be locked to the floating
6 dock nothing can disappear or float off,
7 you know. You know, I get a call that
8 one of my personal watercrafts are on the
9 shore or if there is a problem. But
10 everything will be locked to the floating
11 docks every night.

12 ACTING CHAIRWOMAN GIVEN: And
13 then she posed the question about guests
14 changing into proper apparel. Where will
15 they do that?

16 MR. HOFFMAN: The public bathrooms
17 but we are really trying to have it set
18 up by the hours of operation and have
19 then have the people come prepared and
20 come parked -- you know, park and have
21 their bathing suit on and walk to the
22 destination down at Preston's. You know
23 there will be some people walking up.
24 But really I want people to be prepared.
25 I don't want people changing. There is

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2 going to be no changing on Preston's
3 Dock. There is not going to be people
4 changing in Claudio's bathroom. They are
5 going to be coming prepared with a
6 bathing suit on and wet suit, if they
7 have one. They will be informed over the
8 phone of the rules as to how they should
9 show up.

10 MEMBER COTUGNO: Where do you
11 think they are going park?

12 ACTING CHAIRWOMAN GIVEN: Yeah.

13 MR. HOFFMAN: I'm from East
14 Hampton. So we have public parking, do
15 we, between the IGA or the food store in
16 the center of town?

17 ACTING CHAIRWOMAN GIVEN: If you
18 are not there by 9:00 usually there isn't
19 a space available.

20 MR. HOFFMAN: Okay.

21 ACTING CHAIRWOMAN GIVEN: It is
22 pretty -- it is pretty -- parking here is
23 really an issue, a problem and limited.

24 MR. HOFFMAN: Sure. They are not
25 going to be instructed to park at

1 Claudio's unless they are going to eat at
2 Claudio's. You know, but really they are
3 have to find parking. It is kind of the
4 same thing with a restaurant in town.
5

6 And I don't think I'm really going to be
7 bringing that much traffic. I only have
8 two jet skis and my jet ski is the tour
9 ski. So I'm not opening up a restaurant.

10 I don't have a large crowd. I am trying
11 to keep it as a minimal and -- minimal
12 people and keep it as safe as possible.

13 I'm not looking to have ten jet skis in a
14 line. Having a huge line of jet skis out
15 there and boat traffic and ferry traffic
16 and having issues out in the channel with
17 other boats. So I am trying to keep it
18 safe with two rental jet skis and my tour
19 ski that I will be the leader. But none
20 of the skis will be rented out. No one
21 is allowed to go out by themselves. It
22 is a tour thing only.

23 ACTING CHAIRWOMAN GIVEN: Do you
24 what to address right-of-way?

25 MS. BERRY: What?

2 ACTING CHAIRWOMAN GIVEN: Do you
3 want to address right-of-way?

4 MS. BERRY: It sounds like they
5 are not going to have anybody on the
6 docks. Make sure your have eight feet of
7 clear width.

8 MR. HOFFMAN: Yes. I have
9 already measured. There is only one boat
10 that is in a spot. I have already
11 measured that there will be a, you know,
12 large amount of space between each side.
13 It will be minimum of at least eight feet
14 on both sides of the floating dock.

15 MS. BERRY: It sounds like you
16 are not going to have stuff. The reason
17 we are asking is because there was a
18 different proposal --

19 MR. HOFFMAN: Okay.

20 MS. BERRY: That they had tables
21 and all sorts of things on the wharf.

22 MR. HOFFMAN: There is going to be
23 no tables. Any of their belongings they
24 are going to be told to put in their car.
25 And any belongings that they have with

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2 them, the jet skis are 2017. They hold
3 53 gallons of storage. So in the front
4 of the jet skis whatever they want to
5 bring with them they can put more than
6 you can imagine in the front of them of
7 storage. 53 gallons of space.

8 MS. BERRY: So I think the only
9 thing is just make sure the sign is
10 positioned so that it blocks the main --

11 MR. HOFFMAN: Yeah. I could keep
12 the sign out of the way. If it has to go
13 somewhere else up against the, you know,
14 only one side has to show. And it has to
15 go up against one of the, you know, bulk
16 head, you know, pylons, I'll do that. If
17 I have to not do that sign and do a
18 different sign for next year and do
19 something that works better for the Board
20 I can do something like that. More of a
21 flag sign, you know.

22 My plan is to do a month here to
23 get this started and then come back next
24 spring and be here for the season of next
25 spring. I am starting late in the season

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2 but I want to try to, you know, be here
3 for the month of September and then come
4 back in the spring of next year, of --
5 early April and then be done at the end
6 of September.

7 ACTING CHAIRWOMAN GIVEN: Okay.
8 That brings us to nine. Please describe
9 precisely the limits of operations based
10 on environmental conditions.

11 MS. BERRY: Basically you said
12 you would stop tours. Do you have a
13 criteria of when you would stop or is it
14 just your sense of what is going --

15 MR. HOFFMAN: During weather?

16 MS. BERRY: Yes.

17 MR. HOFFMAN: The weather will be
18 watched constantly throughout the day and
19 if it is going -- if the wind picks up in
20 the late afternoon it's going to be, you
21 know -- I'm going to shut it down early.

22 MS. BERRY: Are there certain
23 wind speeds? What do you look for when
24 it should be shut down?

25 ACTING CHAIRWOMAN GIVEN: What

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constitutes --

MR. HOFFMAN: Anything greater than 25 miles an hour will be stopped. If anything is more than 25 miles an hour for a day I won't be open during that day. And the skis that I own, they are made for rough water. If you do any research on the Internet, the 310 jet skis that I have are made for the rough water. There are not -- they are 20,000 a piece. They are the most expensive jet skis you can buy. If you look online and do research they are made for rough water. So they are very safe for -- that is why I bought them because of boat wakes and ferry wakes and current. So I wanted to buy safe watercrafts. And they are three seaters and they are very stable.

ACTING CHAIRWOMAN GIVEN: And the accident history of the activity in question. Are you still asking that?

MS. BERRY: Yes.

ACTING CHAIRWOMAN GIVEN: What is

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the accident history of this activity?

MR. HOFFMAN: I have not had any accidents. I have been riding since I was 13 years old with my father. I have no accidents to date myself or with my father. And no accidents out on the water at all.

ACTING CHAIRWOMAN GIVEN: Have you ran this organization or this activity anywhere else?

MR. HOFFMAN: No. This is -- I am starting it up.

ACTING CHAIRWOMAN GIVEN: So this is new?

MR. HOFFMAN: Yes. This is new. But for the winter it is going to Florida and it is going to come back also here for the spirng. So it is going to be here for the spring and it is going down to Florida for the winter. Down there in Miami and coming back in the spring.

ACTING CHAIRWOMAN GIVEN: What is the proposed intensity of use and are there any expected impacts on the natural

1
2 environment such as pollution or noise?

3 MR. HOFFMAN: They are allowed in
4 every national park and lake now. They
5 are four stroke. They are clean burning,
6 four stroke units. There is also a part
7 that has to be changed every ten hours of
8 use. It is a catalyst part and they burn
9 cleaner than any other boat that is
10 actually in the water. Any outboard that
11 is made as of right now. The jet skis
12 that I bought are ultra low emissions.
13 Like I said, they are allowed in every
14 national lake and park in the United
15 States.

16 ACTING CHAIRWOMAN GIVEN: And the
17 noise?

18 MR. HOFFMAN: And the noise --

19 ACTING CHAIRWOMAN GIVEN: Not
20 loud?

21 MR. HOFFMAN: Yeah. Not loud at
22 all. They are super quite. They have
23 three mufflers on them. So they are
24 whisper quiet. You don't even hear them.
25 The old jet skis are noisy. These jet

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skis are extremely quite.

ACTING CHAIRWOMAN GIVEN: The last question is: How will the machines be serviced and fueled?

MR. HOFFMAN: Fuel will be -- there will be two fuel ups. There will be one in the afternoon. There will be a break. There will be a gas station across the bay to Shelter Island. The gas dock there. So myself will be taking each ski over to Shelter Island and gassing up each ski. And then in the early morning I will be -- before it starts I will be gassing them up again at Shelter Island.

And also if anything needs maintenance they will be pulled out of the water and brought to East End Jet Ski in Hampton Bays, Mariners Cove for any service and maintenance.

ACTING CHAIRWOMAN GIVEN: Okay.

MR. HOFFMAN: I will not be bringing fuel cans down to the dock. There will be no spillage. Everything

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2 will be filled up at a fuel dock at
3 Shelter Island, at a gas pump. There
4 won't be any trucks showing up, any hoses
5 coming out of any trucks or any trucks
6 pulling up, gas cans. Nothing like that.
7 They are going to be fueled up at a
8 marina at gas pumps.

9 ACTING CHAIRWOMAN GIVEN: Okay.
10 Does the Board have any comments, any
11 questions?

12 MEMBER BURNS: I don't know if an
13 activity such as this requires some type
14 of liability insurance for the Village.

15 MR. CONNELLY: Have you had any
16 discussion with the Harbor Master?

17 MR. HOFFMAN: I spoke to Kent.
18 He is the dock master or Harbor Master?

19 ACTING CHAIRWOMAN GIVEN: Harbor
20 Master.

21 MR. HOFFMAN: I had a conversation
22 with him for about 15 minutes. He
23 thought it was a great idea. He is
24 actually the one that sent me to talk to
25 Andrew down at Preston's.

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2 ACTING CHAIRWOMAN GIVEN: Is that
3 Kent McCormick (phonetic)?

4 MR. HOFFMAN: That is Andrew --

5 ACTING CHAIRWOMAN GIVEN: I know
6 Andrew Rosenfield (Phonetic).

7 MR. HOFFMAN: It is Kent who does
8 all of the -- at Claudio's that does the
9 dock slips.

10 ACTING CHAIRWOMAN GIVEN: So you
11 didn't talk to --

12 MR. HOFFMAN: I spoke to Kent. I
13 don't know his last name.

14 ACTING CHAIRWOMAN GIVEN: He is
15 not the Harbor Master.

16 MR. HOFFMAN: He is not the
17 Harbor Master.

18 ACTING CHAIRWOMAN GIVEN: Does
19 the Village have a Harbor Master?

20 MS. BERRY: They have Margo.

21 MR. CONNELLY: According to the
22 Code the Village -- I think he needs
23 permits from the Harbor Master but this
24 is something that the Village Board may
25 want to --

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2 ACTING CHAIRWOMAN GIVEN: Sure.

3 MR. CONNELLY: They may require
4 some sort of insurance.

5 ACTING CHAIRWOMAN GIVEN: Sure.
6 Absolutely.

7 MS. BERRY: What kind of
8 insurance do you carry?

9 MR. HOFFMAN: The insurance that
10 is being carried is on bodily, on every
11 person and on every jet sky. It is
12 starting -- it is supposed to start
13 September 1st, the policy, to the 30th.
14 And then it is supposed to be transferred
15 over to Florida after the season of the
16 September.

17 So I have insurance on -- I don't
18 have an insurance certificate. It gets
19 generated on the 1st. It is in the works
20 right now. But once I got this, you
21 know, I have to wait for your approval.
22 So we are going to lay out \$2200 today
23 and -- and then I am not granted and then
24 I can't put them in the water. Then I
25 would have to fight to get my money back.

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2 But I can ask an insurance certificate
3 tomorrow. It starts on the 1st.

4 MS. BERRY: For how much?

5 MR. HOFFMAN: How much per
6 incident?

7 MS. BERRY: Yes.

8 MR. HOFFMAN: It is a million
9 dollars worth of coverage.

10 ACTING CHAIRWOMAN GIVEN: You
11 will not be starting operations tomorrow.
12 You understand that?

13 MR. HOFFMAN: No. I understand
14 that. I was hoping -- but I see that
15 this is probably going to take some more
16 time with, you know, the Board's
17 decision.

18 ACTING CHAIRWOMAN GIVEN: Yes.

19 MS. BERRY: I would recommend
20 naming the Village as additionally
21 insured.

22 ACTING CHAIRWOMAN GIVEN:
23 Absolutely.

24 MR. CONNELLY: I think you might
25 want to reach out to the Village

1
2 Attorney, Joseph Prokop.

3 ACTING CHAIRWOMAN GIVEN: You can
4 supply him with the information?

5 MS. LINGG: Yes.

6 MR. HOFFMAN: Okay.

7 MS. LINGG: I can give you that.

8 MR. CONNELLY: He can tell you
9 whether or not The Village Board can take
10 action with respect to that.

11 MR. HOFFMAN: Sure. Greenport
12 can be on the certificate. Preston's can
13 be the certificate. They can be on the
14 bottom of the certificate also.

15 MEMBER COTUGNO: You don't have
16 any indoor space at all?

17 MR. HOFFMAN: What is that?

18 MEMBER COTUGNO: You don't have
19 access to indoor space other than public
20 toilets?

21 MR. HOFFMAN: Indoor space? No.
22 And I don't think Preston's has a
23 bathroom. If they have a bathroom,
24 Preston's, inside their store I'm sure
25 Andrew would not have a problem with me

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2 using his bathroom. I'll talk to him and
3 his brother Michael. But if there is a
4 bathroom there I can't see him having a
5 problem. He told me I could have fresh
6 water to wash off the outside of the jet
7 skis at the end of the day. Just so the
8 salt is not destroying the outside. But
9 if the bathroom thing is a big issue and,
10 you know, you need me to get a separate
11 port-a-potty at a certain location, I can
12 do that also.

13 MEMBER COTUGNO: I don't only
14 mean the bathroom. I mean if it is
15 pouring rain out are you just going to
16 hang out at Preston's or are you going to
17 hang out --

18 MR. HOFFMAN: If it is pouring
19 rain everything is going to get shut
20 down. It is all going to get covered and
21 shut down for the day. And I am going to
22 go home for the day.

23 MEMBER COTUGNO: Well, sometimes
24 it rains and then it stops.

25 MR. HOFFMAN: Sure.

2 MEMBER COTUGNO: When you have to
3 wait it out where are you going to wait
4 it out? There is definitely days where
5 you can wait it out. You can wait it out
6 an hour or two.

7 MR. HOFFMAN: I'll probably take
8 a ride and go get something to get eat.
9 Or get something to eat at Claudio's or
10 one of the restaurants in town and take
11 lunch. And then handle the phone calls
12 and have to maybe change, you know, the
13 times to a different time. If it is
14 raining between the times of, you know,
15 10:00 and 11:00 and it is raining. If I
16 have a tour set between 10:00 and 11:00
17 and it is raining I have to call the
18 people and change the time to a different
19 time throughout the day or give them a
20 refund or give them another day that they
21 want to go.

22 MEMBER COTUGNO: So it is one
23 staff member besides yourself?

24 MR. HOFFMAN: Yes.

25 MEMBER COTUGNO: So where are you

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and he going to park your cars?

MR. HOFFMAN: I coming in by jet ski. I'm not parking. Not crowding the area. I'm coming by jet ski every day for work.

MEMBER COTUGNO: I thought you said you have a car.

MR. HOFFMAN: I do have a vehicle today but I am leaving East Hampton and I am jet skiing to work every day. I am coming up to the floating dock and starting my day. I'm not parking at any of the parking lot slips. They are taken by Claudio's. And I don't need to take any more spots. But I will be jet skiing to work every. That is how I am going to get to work, by boat, by jet ski, you know, by boat.

ACTING CHAIRWOMAN GIVEN: That is a nice mode of transportation. I can deal with that.

MR. HOFFMAN: Yeah, right.

ACTING CHAIRWOMAN GIVEN: Okay.
I make a motion to accept the use

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WORK SESSION AUGUST 31, 2017

evaluation application and signage application of Evan Hoffman for the proposed Jet Ski tour business located at 102 Main Street. Do I have a second?

MEMBER THOMAS: Second.

ACTING CHAIRWOMAN GIVEN: All in favor?

MEMBER THOMAS: Aye.

MEMBER COTUGNO: Aye.

MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: So we have accepted the application and we will follow-up as was stated, giving you the information for our Village Attorney.

MR. HOFFMAN: Okay.

ACTING CHAIRWOMAN GIVEN: And probably the Harbor Master. There are some things that need to be addressed.

MR. HOFFMAN: Okay. Sure.

ACTING CHAIRWOMAN GIVEN: Okay?

MR. HOFFMAN: Sure. If I get those addressed in a week can I --

ACTING CHAIRWOMAN GIVEN: There may be other concerns that we haven't

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brought up tonight.

MR. HOFFMAN: Okay. Understand.

ACTING CHAIRWOMAN GIVEN: Okay.

MR. HOFFMAN: So it is possible it might not happen at all this season?

ACTING CHAIRWOMAN GIVEN: It might not happen this season, yes.

MEMBER COTUGNO: I guess either way we will see you next Thursday.

ACTING CHAIRWOMAN GIVEN: Right.

MR. HOFFMAN: Next Thursday?

ACTING CHAIRWOMAN GIVEN: A week from today.

MR. HOFFMAN: Okay. That's fair. Sure.

ACTING CHAIRWOMAN GIVEN: Does anyone from the audience have any comments, concerns and would like to speak on this application? Great. Thank you. You can take your seat.

MR. HOFFMAN: Thank you.

MS. ALLEN: Chatty Allen, Third Street. I think this is a wonderful thing. I really do. I am listening to

1
2 some of the things you are asking them
3 and my head is spinning because I sat
4 through the meetings when they had -- I
5 don't know what it was called. When
6 people got shot up in the air. And they
7 weren't asked as many questions as he
8 was.

9 ACTING CHAIRWOMAN GIVEN: I don't
10 think that ever happened.

11 MS. BERRY: Actually these
12 questions came because we asked the same
13 questions. And he answered them very
14 appropriately.

15 MS. ALLEN: I don't remember a
16 lot of them being asked of them. That is
17 all I am saying. And that to me was more
18 dangerous.

19 MS. BERRY: I agree. And I think
20 he answered all of our questions.

21 MS. ALLEN: Yes, he did. He did
22 a wonderful job. I think this is great.
23 It is actually funny because within the
24 past month I had like eight people say to
25 me, hey, where can we go and get jet

1
2 skis? Is there any place where we can
3 go? I think this is a great idea. It is
4 not going to impact the Village. Yes.
5 You are going to get people in there any
6 way. And I think this is a wonderful
7 idea.

8 I really hope whatever the kinks
9 are right now get worked out and he gets
10 approved next so he can get at least a
11 couple of weeks in. So that this way
12 people have things to look forward to
13 come the spring. Because I know a lot of
14 the locals will love this. Thank you.

15 ACTING CHAIRWOMAN GIVEN: Thank
16 you. Any one else?

17 Okay. Moving on to item number
18 two.

19 Discussion and possible motion on
20 a formal recommendation to the ZBA for
21 the application of 222 Manor Place, LLC

22 Suffolk County Tax Map:
23 1001-2-2-41.

24 Is anyone here? Does the Board
25 have anything?

1
2 MR. CONNELLY: The issue here is
3 that this application came before this
4 Board and --

5 ACTING CHAIRWOMAN GIVEN: Right.

6 MR. CONNELLY: In reviewing the
7 application it became apparent that they
8 were expanding a pre-existing --

9 ACTING CHAIRWOMAN GIVEN: Right.

10 MR. CONNELLY: This Board can't
11 act on that. That is for the Zoning
12 Board.

13 ACTING CHAIRWOMAN GIVEN: Right.

14 MR. CONNELLY: They made -- this
15 Board referred it to the Zoning Board for
16 an application. They made that
17 application. In that application they
18 also asked for a variance for the parking
19 regulations in the Village Code.

20 The court said section 150 of the
21 Village Code parking is in the purview of
22 this Board. Of course they can ask for a
23 variance, but this Board should give a
24 recommendation to the Zoning Board, what
25 this Board wants to see with the parking.

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ACTING CHAIRWOMAN GIVEN: Yes.

MR. CONNELLY: There is an alternative for a variance for parking which is --

ACTING CHAIRWOMAN GIVEN: Right.

Pay a --

MR. CONNELLY: Pay a fee.

ACTING CHAIRWOMAN GIVEN: Right.

Okay.

MEMBER COTUGNO: I remember at the last meeting I asked for like a parking study of the area. You said it is always crowded there. And I wasn't so sure. I remember requesting that last time.

ACTING CHAIRWOMAN GIVEN: Right.

Do you know if one is being done?

MS. LINGG: I don't believe there is one being done at this time.

ACTING CHAIRWOMAN GIVEN: Okay.

MEMBER COTUGNO: That is my recommendation.

MEMBER BURNS: This building was used in the way that they are proposing

1
2 to use it before. There were offices and
3 so forth.

4 ACTING CHAIRWOMAN GIVEN: They are
5 increasing the number of offices? They
6 are definitely increasing the offices?

7 MEMBER BURNS: The use is the
8 same.

9 MS. BERRY: In the code it does
10 state that if they are going to renovate
11 the building, the non-conforming use
12 needs to be evaluated. It is not
13 grandfathered in. So that non-conforming
14 use needs to be re-evaluated and
15 approved.

16 So, you know, it is just a step.
17 It is part of the process. And that is
18 why also they are going to the Zoning
19 Board. Because they are renovating and
20 so it is a non-conforming use. So are we
21 comfortable with continuing that
22 non-conforming use there or not?

23 MEMBER COTUGNO: But they are not
24 increasing the degree of non-conformity.
25 They are not making more offices and less

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parking?

MS. BERRY: They are keeping the same number of doctors but there are more rooms.

ACTING CHAIRWOMAN GIVEN: No more doctors than are there right now?

MS. BERRY: Yes.

ACTING CHAIRWOMAN GIVEN: How many doctors are there right now?

MS. BERRY: Five.

ACTING CHAIRWOMAN GIVEN: Five?

MS. BERRY: Yes.

ACTING CHAIRWOMAN GIVEN: So the number of the doctors are the same but there are more rooms, the way they are being reconfigured.

MEMBER COTUGNO: They cut -- they cut up the spaces to smaller --

MS. BERRY: Yes. They reconfigured the space so they, you know --

ACTING CHAIRWOMAN GIVEN: Where did you come up with five doctors? You were told that?

2 MS. BERRY: Yes. And we also --
3 and we also looked at the square footage
4 and they came up with the same number.
5 So I think it is pretty accurate.

6 ACTING CHAIRWOMAN GIVEN: Okay.
7 Is there anyone from the audience who
8 would care to speak on this application?

9 MS. BERRY: There was an approval
10 for five doctors and they are proposing
11 in keeping to the five.

12 ACTING CHAIRWOMAN GIVEN: They
13 were approved?

14 MS. BERRY: That was the
15 non-conforming use which expires with the
16 renovation. But if you are comparing the
17 intensity.

18 ACTING CHAIRWOMAN GIVEN: Thank
19 you. John.

20 MR. SALADINO: John Saladino,
21 Sixth Street.

22 In the interest of full
23 disclosure I am a member, the Chairman of
24 the Zoning Board of Appeals.

25 The Zoning Board has this

1 application in front of them, scheduled
2 for public hearing. It was our
3 understanding that the Planning Board --
4 right now it needs 27 parking spaces.
5 The variances will be taken up at the
6 Zoning meeting. If approved it will come
7 back to the Planning Board, I guess.

8
9 As far as the parking, the Zoning
10 Board can only either approve or deny a
11 12 space variance request. It is my
12 understanding that it would come to the
13 Planning Board to be discussed about
14 payment in lieu of parking. If the
15 Planning Board makes a decision on that
16 and either grants payment in lieu of
17 parking it becomes moot to the Zoning
18 Board. We don't have to address it. If
19 you don't, then the Zoning Board -- if
20 you don't address it the Zoning Board --
21 we don't have the option to negotiate for
22 payment. That is your portfolio.

23 So the only thing the Zoning
24 Board will be able to do with this
25 application if it is not addressed here

1
2 now before our meeting is to either
3 approve it or deny it for parking. The
4 other stuff doesn't concern you.

5 ACTING CHAIRWOMAN GIVEN: When is
6 it on for public hearing for you?

7 MR. SALADINO: The 19th.

8 ACTING CHAIRWOMAN GIVEN: We have
9 another meeting before that.

10 MR. SALADINO: You do?

11 MR. CONNELLY: I think that we
12 should get the applicant here so that --

13 ACTING CHAIRWOMAN GIVEN: We do
14 have another meeting next week.

15 MR. SALADINO: Okay. I thought
16 it was at the end of the month. I'm
17 sorry.

18 ACTING CHAIRWOMAN GIVEN: We are
19 at the end of the month. Today is the
20 last day of August. We will have our
21 beginning meeting the first Thursday of
22 September, John.

23 MR. SALADINO: So just as far as
24 the Zoning Board is concerned, if you
25 guys decide on parking today, you sell

1
2 him 12 spaces, it comes off our agenda.
3 If you decide not the sell 12 spaces it
4 stays on our -- it stays on our desk as
5 far as a variance.

6 ACTING CHAIRWOMAN GIVEN: Okay.

7 MR. SALADINO: Thanks for
8 listening.

9 MS. BERRY: I have a question.
10 Because then it means Planning is going
11 to separate it evaluation then. Because
12 they are not doing the site plan
13 evaluation until after they hear from --

14 MR. SALADINO: They can
15 adjudicate the parking at any time.

16 MS. BERRY: Okay. So the parking
17 would just be its own item that they
18 could decide on right now?

19 MR. SALADINO: Actually they --
20 yeah. At any time.

21 MS. BERRY: Okay.

22 ACTING CHAIRWOMAN GIVEN: Okay.
23 So we --

24 MR. CONNELLY: This board is
25 heading in the direction of asking for

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payment in lieu --

ACTING CHAIRWOMAN GIVEN: Okay.

MR. CONNELLY: -- of the parking.

ACTING CHAIRWOMAN GIVEN: Okay.

MS. BERRY: So that means if you do want to do that you need to decide by next week.

ACTING CHAIRWOMAN GIVEN: That's right. I understand that. Well, we will make a decision at that meeting.

MR. CONNELLY: Right.

ACTING CHAIRWOMAN GIVEN: So I make a motion that we table this application until -- what is the date for -- September 7th?

MS. BERRY: Yes.

ACTING CHAIRWOMAN GIVEN: September 7th. Do I have a second?

MEMBER COTUGNO: Second.

ACTING CHAIRWOMAN GIVEN: All in favor?

MEMBER THOMAS: Aye.

MEMBER COTUGNO: Aye.

MEMBER BURNS: Aye.

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ACTING CHAIRWOMAN GIVEN: Motion
passed.

ACTING CHAIRWOMAN GIVEN: Motion
to accept the minutes of -- Item number
3.

Motion to accept the minutes of
the June 29, 2017 and July 6, 2017
Planning Board meetings.

Do I have a second?

MEMBER BURNS: Second.

ACTING CHAIRWOMAN GIVEN: All in
favor?

MEMBER THOMAS: Aye.

MEMBER COTUGNO: Aye.

MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion
passed.

Item number 4. Motion to approve
the minutes of the May 25th, 2017
Planning Board meeting.

Do I have a second?

MEMBER THOMAS: Second.

ACTING CHAIRWOMAN GIVEN: All in
favor?

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WORK SESSION AUGUST 31, 2017

MEMBER THOMAS: Aye.

MEMBER COTUGNO: Aye.

MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion
passed.

Item number five.

Motion to schedule the Planning
Board Work Session for 4:00 p.m. on
September 28, 2017.

MEMBER COTUGNO: Second.

ACTING CHAIRWOMAN GIVEN: All in
favor?

MEMBER THOMAS: Aye.

MEMBER COTUGNO: Aye.

MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion
passed.

Item number six.

Motion to schedule the Planning
Board Regular Session for 4:00 p.m. on
October 5th, 2017.

Do I have a second?

MEMBER THOMAS: Second.

ACTING CHAIRWOMAN GIVEN: All in

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favor?

MEMBER THOMAS: Aye.

MEMBER COTUGNO: Aye.

MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion

passed.

Item number seven.

Motion to adjourn.

MEMBER BURNS: Second.

ACTING CHAIRWOMAN GIVEN: All in

favor?

MEMBER THOMAS: Aye.

MEMBER COTUGNO: Aye.

MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion

passed.

Adjourned. Thank you.

(Whereupon, the meeting was
adjourned.)

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WORK SESSION AUGUST 31, 2017

C E R T I F I C A T I O N

STATE OF NEW YORK

COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary
Public within and for the State of New
York, do hereby certify:

That the within proceedings is a
true and accurate record of the
stenographic notes taken by me.

I further certify that I am not
related to any of the parties to this
action by blood or marriage; and that I
am not in any way interested in the
outcome of this matter.

IN WITNESS WHEREOF, I have here
unto set my hand.



Barbara D. Schultz