

VILLAGE OF GREENPORT

PLANNING BOARD

REGULAR SESSION

August 1, 2013

5:00 p.m.

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

Appearances:

Linn Atkinson-Loveless - Chair

Ben Burns

Pat Mundus

Peter Jauquet

Devin McMahon

David Abatelli - Village Administrator

Joseph Prokop - Village Attorney

Eileen Wingate - Village Building

Inspector (Not Present)



ORIGINAL

1 (Whereupon, the meeting was called to
2 order at 5:11 p.m.)

3 CHAIRPERSON ATKINSON-LOVELESS: Okay.
4 We'll open this meeting.

5 The first item is to consider making a
6 motion -- well, it would be to motion to table
7 the site plan application for a subdivision at
8 221 Fifth Avenue for James Olinkiewicz.

9 This subdivision requires a variance and
10 will be heard by the Zoning Board of Appeals,
11 and so we're not going to take any action
12 pending their decision. But we are going to
13 discuss it tonight, because the Zoning Board
14 of Appeals has requested the Planning Board
15 comment on issues that the Board, meaning the
16 Zoning Board, may identify regarding the
17 proposed site plan. In other words, they're
18 looking for some input from us in order to
19 help them come to a decision about granting
20 the variance.

21 Okay. So we will then -- we can discuss
22 it for a while, and then we're going to --
23 I'll make --

24 MR. JAUQUET: Table.

25 CHAIRPERSON ATKINSON-LOVELESS: -- a

1 motion to table the issue until completion of
2 the ZBA's decision. So --

3 MS. MUNDUS: Can I make a suggestion?

4 CHAIRMAN ATKINSON-LOVELESS: Yes.

5 MS. MUNDUS: Since the Planning Board is
6 sort of charged with looking at a proposed
7 subdivision in a certain way, if we go and
8 address traffic access, circulation in
9 parking, landscaping screening, and ecological
10 impact, if we do one at a time, we can each
11 comment on those aspects, and it will be easy
12 for the Zoning Board of Appeals to read our
13 notes.

14 CHAIRMAN ATKINSON-LOVELESS: Sure.

15 MS. MUNDUS: Because that's what's going
16 to happen, right, they're going to come read
17 the minutes of this meeting?

18 MR. JAUQUET: Yeah.

19 CHAIRMAN ATKINSON-LOVELESS: That would
20 be a good way for us to give them our input.

21 MR. BURNS: It's not incumbent upon us
22 to make a decision.

23 MS. MUNDUS: No, just they're interested
24 in our comments.

25 MR. JAUQUET: No. They want our input,

1 our comments on what it looks like. You've
2 seen the places where the building is staked
3 out, the corner footprint.

4 MS. MUNDUS: Right.

5 CHAIRMAN ATKINSON-LOVELESS: If they
6 were to, for instance, not grant the variance,
7 this matter wouldn't come back before us, so
8 we wouldn't need to address everything, and we
9 wouldn't address it at all, which is -- I also
10 think that we -- I don't know how closely we
11 need to get into detail on this, because this
12 isn't a time for making an actual decision.
13 This is more a question of giving our input to
14 the ZBA about, you know, the -- our Planning
15 Board's position, if we have one, or our
16 thoughts on it, that's my understanding.

17 MR. JAUQUET: Does anybody have a
18 response?

19 MS. MUNDUS: Well, I think we do. I
20 mean, if we're supposed to be thinking about,
21 you know, public health, safety and welfare of
22 every resident in the community and the
23 neighborhood, our comments are certainly
24 prudent.

25 CHAIRMAN ATKINSON-LOVELESS: And I'm

1 just taking a quick look at this subdivision
2 and merger thing. This -- I should say what
3 it is. This is the resolution regarding SEQRA
4 for a Local Law creating a Chapter 118
5 subdivision and merger of land. This was
6 something that has been adopted and is the law
7 of the Village now?

8 MS. MUNDUS: Correct

9 CHAIRMAN ATKINSON-LOVELESS: Right.

10 MR. PROKOP: Yes.

11 CHAIRMAN ATKINSON-LOVELESS: Okay. And
12 one of the things this says is that
13 subdivisions require the approval of the
14 Planning Board, and that we -- it's sort of up
15 to us to be considering things like the
16 orderly growth and development of the Village,
17 and the preservation of the environmental
18 aesthetics and assets of the Village, and, as
19 usual, the comfort, convenience, safety, and
20 health and welfare of the residents and the
21 property owners of the Village, residents and
22 property owners.

23 So that's the kind of thing, I guess,
24 that we could be considering. I'm thinking
25 kind of in general terms, not really getting

1 into specifics of the driveways and stuff,
2 because that would be a matter of granting
3 site plan approval when a site plan is before
4 us, which it is not tonight.

5 MR. JAUQUET: Right.

6 CHAIRPERSON ATKINSON-LOVELESS: So what
7 we are talking about is our thoughts as a
8 Planning Board about this subdivision. So I
9 think maybe we should take turns and give our
10 thoughts.

11 MR. JAUQUET: Well --

12 CHAIRPERSON ATKINSON-LOVELESS: Starting
13 with you, Peter.

14 MR. JAUQUET: Okay.

15 CHAIRPERSON ATKINSON-LOVELESS: What are
16 your thoughts on this subdivision?

17 MR. JAUQUET: Well, you know, the -- I
18 think, you know, the site plan has, you know,
19 issues like parking and -- parking covered.
20 And I don't know. You know, it's public
21 safety and all that. That is a little
22 ambiguous, but it probably is satisfied.

23 But my concern, on the negative side, is
24 that it takes that house that's there, which
25 is a nice old oldie, old house in Greenport,

1 and it cuts it into a cookie-cutter lot, and I
2 think aesthetically it's a negative. And I
3 don't like the -- I think the little house is
4 too big on the little, little lot that it's
5 designed for.

6 And the other thing, these are the
7 negatives. And I think what happens, also, is
8 that all the landscaping becomes parking, and
9 I think it's a crowded little lot the way it
10 is. And, you know, that's sort of how I feel
11 when I go down and look at that. I know it
12 meets all the site --

13 CHAIRMAN ATKINSON-LOVELESS: It's not
14 like we only can have one turn to speak
15 either.

16 MR. JAUQUET: Yeah. So it's not --

17 CHAIRPERSON ATKINSON-LOVELESS: So if
18 you get to a -- we can go through this again.

19 MR. JAUQUET: On the negative side,
20 it's -- I like the 221 Fifth Street, the side
21 yard that it has, the barn in the back. It's
22 a nice old Village property the way it is now.

23 MR. OLINKIEWICZ: Can I just ask, am I
24 allowed to comment on this also, this
25 discussion?

1 CHAIRMAN ATKINSON-LOVELESS: Yes, and
2 it's probably appropriate --

3 MR. JAUQUET: Yes.

4 CHAIRPERSON ATKINSON-LOVELESS: -- to
5 just come in when it's appropriate, so go
6 ahead.

7 MR. OLINKIEWICZ: Well, I just --

8 MR. ABATELLI: Well, I don't know if he
9 should --

10 CHAIRMAN ATKINSON-LOVELESS: Do you
11 think we should do everybody's turn and
12 then --

13 MR. JAUQUET: I think -- why don't we
14 just take turns?

15 MR. BURNS: Why don't we talk about it
16 for a while.

17 MR. JAUQUET: Yeah, yeah.

18 MR. BURNS: Why don't we talk?

19 CHAIRMAN ATKINSON-LOVELESS: Okay. So,
20 instead, how about hold your thoughts, because
21 maybe we'll cycle around and deal with them
22 again. Okay?

23 MR. OLINKIEWICZ: Okay. I didn't know
24 if you wanted to touch on each one
25 individually, so that the Zoning Board could

1 see each one, so we didn't miss any as we
2 went, because --

3 CHAIRMAN ATKINSON-LOVELESS: I guess, as
4 the Chairman, it's up to me to decide how
5 we're going to do this.

6 MS. MUNDUS: Well, that's why I
7 suggested we take one topic at a time in the
8 things that we're charged for looking at.

9 MR. ABATELLI: He isn't clear on the
10 record. I'm more going that it's clear on the
11 record.

12 CHAIRMAN ATKINSON-LOVELESS: Clearly on
13 the record. Okay, well, then --

14 MR. ABATELLI: Maybe he should go up.

15 CHAIRPERSON ATKINSON-LOVELESS: Then
16 let's wait and have you address all of the
17 comments that get made:

18 MR. OLINKIEWICZ: Okay, no problem.

19 CHAIRPERSON ATKINSON-LOVELESS: Okay.
20 So this isn't -- your turn isn't done for
21 good, but we'll move on. And now, Pat.

22 MR. PROKOP: Can I help? Can I just --

23 CHAIRMAN ATKINSON-LOVELESS: Yes,
24 absolutely.

25 MR. PROKOP: Just to maybe give to you

1 some structure.

2 So the Zoning Board of Appeals is
3 basically allowed to come back and get
4 planning considerations, you know, comments on
5 planning considerations from the Planning
6 Board. They may include general -- you know,
7 general discussion on the application, like
8 Peter just gave, you know, Peter just gave,
9 and they include, you know, details on some of
10 the variances that are requested, you know,
11 things like that. It could be conditions that
12 might be imposed on the variances, you know,
13 things that you might come up with as a
14 condition that you might recommend to them, if
15 they were to be granted, you know, may not be
16 granted.

17 Just to -- is everybody familiar with
18 the variances that are requested?

19 CHAIRMAN ATKINSON-LOVELESS: Yes.

20 MS. MUNDUS: Yes.

21 MR. PROKOP: Okay. So it's lot size,
22 right?

23 MR. ABATELLI: Yes.

24 MR. PROKOP: Proposed lot width, and
25 combined side yard, and then also side yard.

1 All right? So --

2 CHAIRMAN ATKINSON-LOVELESS: Am I right
3 in thinking that it's premature for us to be
4 looking too closely at the site plan for site
5 plan approval purposes, because this would
6 have -- before we'd be really considering the
7 site plan, it would have had -- the property
8 would have needed the variances?

9 MR. PROKOP: Yes. Well, it's not
10 premature to go in -- it's premature to go
11 into, you know, really minor minutia details
12 about the site plan, but it's more your
13 planning considerations about the -- you know,
14 what the -- like, for instance, what the
15 impact might be of having another house on the
16 property. You know, Peter just mentioned
17 aesthetics. I mean, that's obviously an
18 important concern, you know, things like that.

19 But I just wanted to make sure everybody
20 was familiar with the variances that are
21 requested. And, normally, what I might
22 recommend is -- well, if the minutes are
23 available, I guess we could just pass along
24 the minutes. I mean, sometimes what you do is
25 you -- the Chairperson would draft a letter

1 back --

2 CHAIRMAN ATKINSON-LOVELESS: Right.

3 MR. PROKOP: -- just mentioning, you
4 know, maybe summarizing the concerns. If you
5 want to, you can just send back the minutes;
6 that's okay, too.

7 CHAIRMAN ATKINSON-LOVELESS: Well, I'll
8 consider what to do.

9 MR. PROKOP: Okay.

10 CHAIRMAN ATKINSON-LOVELESS: If it
11 seems, you know, beneficial, I could maybe get
12 a -- after I get a copy of the minutes, I
13 could try to make a letter to the Zoning
14 Board, but we'll see.

15 Okay. How about this: Does this make
16 sense, that we each talk about it?

17 MR. PROKOP: Yeah, definitely. That's
18 what I would do, to have each of you say
19 something and then talk about it as a group.

20 CHAIRPERSON ATKINSON-LOVELESS: All
21 right.

22 MR. PROKOP: And then, if you want to
23 have Mr. Olinkiewicz or somebody else, sure.

24 CHAIRMAN ATKINSON-LOVELESS: So moving
25 along. Pat, you want to give your thoughts?

1 MS. MUNDUS: Okay. I'm a little bit on
2 the fence with this, because the neighborhood
3 really is -- you know, the Applicant has done
4 a really good job of pointing out that none of
5 these houses, if they were built today, as
6 this new one is proposed to be built, would be
7 able to meet the letter of the law, they would
8 all need a side yard setback. In fact, the
9 memo that came from the Building Department,
10 as part of the package that went to the ZBA,
11 shows 71% of the properties on Fifth and Sixth
12 Avenue would need to have a variance, side
13 yard variance.

14 However, this property here that's being
15 proposed to be split into two really straddles
16 the aesthetics of the end of the block here,
17 on the southern end between Fifth Avenue and
18 Sixth.

19 Where Jack and Kelly live, that's a
20 large property with a beautiful old house.
21 The barn is a beautiful old -- I don't know
22 how old it is, but it's an antique for sure,
23 and, you know, the other property here. So
24 the preexisting house that's already on
25 Plot #2, I think Peter's point is well taken,

1 that if this line were drawn across here, as
2 is proposed in this application, yes, it would
3 conform with all of the other small houses
4 with small or shared side yard setbacks.
5 However, that old house that's already there
6 does share the aesthetics of the southern
7 portion.

8 Now, you know, I mean, if we're going to
9 look at it in a pro and con fashion, I would
10 like to just stick to the things that are sort
11 of under the purview of the Planning Board,
12 and that is traffic access. And I don't
13 really think where the curb cut is, or the
14 fact that it's planned to be multi-family
15 housing, is going to affect too much of
16 anything on Fifth Avenue, so that's kind of a
17 non-issue for me.

18 The circulation in the parking, I'm
19 wondering whether or not, even though it's
20 legal to put a brand new blacktop driveway
21 right straight on the southern property line,
22 if that's really kind, particularly because
23 it's going to be within breathing distance of
24 that nice old barn. And I'm wondering if
25 there's any way that maybe, you know, this

1 driveway that's already there -- twice I
2 visited the property and twice there were five
3 cars and trucks already parked there with tons
4 of room. Could that driveway go down the
5 middle and then split off and have individual
6 parking for both houses behind the back?

7 MR. JAUQUET: Oh, like an easement
8 driveway.

9 MS. MUNDUS: Yeah, because it's already
10 there, for one thing. And it would minimize
11 the amount of blacktop, and it would minimize
12 the impact on this neighbor here, Stuart
13 Kogelschatz, because, I mean, that barn is
14 right smack on the property line. And it's a
15 really nice old place.

16 And I think it's really not very
17 neighborly to put an asphalt driveway right on
18 his doorstep, no matter what they are using
19 the barn for now, because someone progressive
20 in the future could turn that barn into a
21 really nice residence with that star gabled
22 roof, and --

23 MR. JAUQUET: Well, the other thing is
24 that the existing house on 221 Fifth could
25 also become a one-family, sort of a grand old

1 one-family in the future some time, with a
2 yard to go with it.

3 MS. MUNDUS: Right.

4 MR. JAUQUET: Not now.

5 MS. MUNDUS: And I sort of like that
6 gentle buffer between the barn and the
7 pre-existing nice old house. That is --

8 CHAIRMAN ATKINSON-LOVELESS: So you're
9 sort of saying you could see a subdivision
10 there, but with certain conditions --

11 MS. MUNDUS: Yes.

12 CHAIRPERSON ATKINSON-LOVELESS: -- and
13 things that we --

14 MS. MUNDUS: Yes.

15 CHAIRMAN ATKINSON-LOVELESS: In fact,
16 you know, the drive doesn't have to be
17 asphalt, it can be that stuff that we've sort
18 of --

19 MS. MUNDUS: Well, we went through this
20 once before, that if this is going to be the
21 kind of housing we're talking about it being,
22 it has to have a paved driveway; is that
23 correct?

24 CHAIRPERSON ATKINSON-LOVELESS: It can
25 be that permeable stuff.

1 MS. MUNDUS: Okay.

2 MR. OLINKIEWICZ: Yeah. We did crushed
3 stone --

4 MS. MUNDUS: Okay.

5 MR. OLINKIEWICZ: -- and natural stone
6 over on Madison.

7 MS. MUNDUS: Okay.

8 CHAIRMAN ATKINSON-LOVELESS: Or even the
9 block thing that -- I mean, there's -- in
10 other words, this is all --

11 MS. MUNDUS: Yeah, like a semipermeable
12 thing.

13 CHAIRMAN ATKINSON-LOVELESS: To me, this
14 is the kind of the thing that if we were to,
15 in general, think that the subdivision was
16 okay, we could say, but this, that and the
17 other are all things that we'd want to
18 discuss.

19 MS. MUNDUS: Yeah, this is definitely
20 not a black and white situation here.

21 MR. OLINKIEWICZ: I mean, I would prefer
22 to have a shared driveway.

23 MS. MUNDUS: Yeah.

24 CHAIRPERSON ATKINSON-LOVELESS: Uh-uh,

25 MR. OLINKIEWICZ: But that doesn't meet

1 the Zoning Board --

2 CHAIRMAN ATKINSON-LOVELESS: Placement
3 of the --

4 CHAIRPERSON ATKINSON-LOVELESS: Okay.

5 MR. OLINKIEWICZ: Right, so we drew it.

6 MS. MUNDUS: Right. Well, right now,
7 we're just in discussion phase right now.

8 MR. JAUQUET: Right. You know, we're
9 just discussing it.

10 MS. MUNDUS: So that's how I feel about
11 that.

12 And I agree with Peter, that I think
13 that that existing house that's there is a
14 gorgeous old girl, and it would be a shame to
15 really screw it up cramming another driveway
16 in right next to it.

17 Now, as far as the landscaping goes,
18 thank you very much for putting those stakes
19 in, because I went there and looked at it
20 before the stakes were in, and then I just
21 came from there a little while ago, and now
22 that the stakes are in, I can see the impact
23 of the foundation on those holly trees. You
24 build footings and a foundation wall within
25 five feet of that trunk, you're probably going

1 to kill those holly trees. Now, they're --
2 they've been there at least 100 years. And,
3 you know, Greenport does ask, when it's
4 possible, to respect any tree that's 12 inches
5 or more in diameter, and some of those are 20
6 inches in diameter. I mean, that's a tree
7 trunk. Those are big holly trees.

8 So, you know, what -- it's my opinion,
9 and I'm not an arborist, but I've had enough
10 experience with killing a couple of trees that
11 I can tell you that when those trees are
12 killed by the foundation walls, that's going
13 to completely destroy that whole -- the
14 ambiance of that neighborhood is those big old
15 trees. And I love that you're going to leave
16 the two big ones that are out on the street
17 there. But once those holly trees are killed,
18 I think that we should -- you know, it's not
19 out of line for us to ask for some kind of
20 additional screening, Leland cypress or
21 something, because the --

22 MR. OLINKIEWICZ: If the trees died,
23 sure, but I think we could save the trees, if
24 that's okay, even the --

25 MS. MUNDUS: I hope so.

1 MR. OLINKIEWICZ: Yeah.

2 MS. MUNDUS: Because it would be a
3 shame. And we're supposed to be trying to
4 figure out a way to deal with difficult
5 problems with sensitivity.

6 The guys on the north, whose name is
7 Roberta Garris and Jack Weisckott, are
8 gardeners. I went -- I didn't go on their
9 property, but I could see their backyard.
10 They really, really need those trees there,
11 especially if it's a brand new house.

12 And I can see, now that you put the
13 stakes in there, you know, a side yard setback
14 variance, it doesn't seem like 12 feet is very
15 much. But on a small lot like that, 12 feet
16 is a lot, so it is a big, big impact.

17 And as far as the ecological impact, I
18 think all of us feel the same way.
19 Semipermeable pavers, wherever we can do that,
20 is a good thing for everybody; it's a good
21 thing for the neighbor's runoff, it's a good
22 thing for the environment.

23 But, you know, for me, the test here is
24 the question, is the subdivision in harmony
25 with the appropriate and orderly development

1 of the neighborhood, and not be detrimental to
2 the development of adjacent properties in
3 existence -- in accordance with existing
4 zoning. And I think, Jim, you've done --
5 Mr. Olinkiewicz, you've done a fabulous job of
6 showing us that what you're doing is
7 completely consistent with the neighborhood,
8 and I really don't believe that it's going to
9 be detrimental to the development of anything
10 else in the neighborhood.

11 There are so many multi-family houses,
12 they're all crammed together very close. I
13 mean, this original map from 1875, it could be
14 worse, you know. That's what it was
15 originally proposed as. So I think that, you
16 know, with mitigating factors that we could
17 help with, it is in harmony with, it's
18 appropriate to, and it's not detrimental to
19 the neighborhood.

20 CHAIRMAN ATKINSON-LOVELESS: Thank you.
21 That was a good discussion, what she said.

22 MS. MUNDUS: I also had notes that I
23 prepared before I came here, so.

24 CHAIRPERSON ATKINSON-LOVELESS: Hey,
25 Devin made it. Hey, hi there. Come on in,

1 join the party.

2 Okay. I'm going to go last. What do
3 you have to say, Ben?

4 MR. BURNS: I'm just going to really
5 talk in generalities.

6 I live on a piece of property that's
7 smaller than either of these, it's 40-by-100,
8 in a community that has a lot of those
9 40-by-100. I can't reach out and touch my
10 neighbors, but I can open a window and talk
11 very well with my neighbors, and I have.

12 I live in a house that's probably the
13 size of the one you're going to produce; it's
14 two-story, mine is two-story. And I find that
15 the community that -- the proposed house is
16 not -- would not be changed a great deal to
17 have it there. That little open space is
18 really nice, it's good to have in the
19 community, but Mr. Olinkiewicz could put a
20 fence around it and it would not be open.
21 That's personally the first thing I would say.

22 The second thing is it seems to me that
23 the community, there's a great deal of
24 pressure on housing in the community, and
25 rentals and/or owned home, and another home, a

1 rental or not, would be of value. So, on the
2 whole, I'm positive toward the proposal.

3 CHAIRMAN ATKINSON-LOVELESS: Okay.

4 MS. MUNDUS: Great.

5 CHAIRMAN ATKINSON-LOVELESS: Devin, you
6 just jumped in here, so you may not have had a
7 chance, but I don't know if you have any
8 comments about this. We're considering this
9 proposed subdivision of the lot on Fifth
10 Street that already has an existing house, and
11 the plan is to divide and put another house
12 next to it.

13 And we are having this discussion so
14 that we can pass on our thoughts to the Zoning
15 Board, because we are not making a decision on
16 the plan yet, because it has to pass through
17 the Zoning Board, and they have to decide
18 whether to grant a number of variances in
19 order to make this subdivision possible. And
20 we're kind of talking in our -- you know,
21 giving -- kind of talking generally, partly,
22 and also addressing some of the specifics of
23 what the proposed subdivision impact of it,
24 and so on. So, if you have anything to throw
25 in, do it now.

1 MR. MC MAHON: I mean, housing is
2 certainly lacking. You know, affordable, any
3 sort of rental units would be a good thing, I
4 think. But not being terribly familiar with
5 exactly how this property would change --
6 that, I'm assuming, is the existing house.

7 CHAIRMAN ATKINSON-LOVELESS: Yeah.
8 Remember, that is Mike Richter's --

9 MR. MC MAHON: Yeah, and that's -- okay.
10 How many bedrooms would the home be? Would it
11 be a single --

12 CHAIRMAN ATKINSON-LOVELESS: They would
13 both wind up being two-family homes.

14 MR. OLINKIEWICZ: Right, it would be a
15 two-family, three bedrooms on each floor.

16 MR. MC MAHON: Two-family, three
17 bedrooms on each --

18 MR. OLINKIEWICZ: Right, on each floor,
19 deeming that the ZBA says okay. They may try
20 to put a criteria to make it two bedrooms on
21 each floor, or a three and a one. I don't
22 know that answer yet, but my proposal is three
23 and three.

24 MR. MC MAHON: Would there be parking on
25 the property?

1 MR. OLINKIEWICZ: There's ample parking
2 on the property for both houses.

3 CHAIRMAN ATKINSON-LOVELESS: Yeah, there
4 is. There's a lot of parking, you can see
5 there now, even when it's done. But, of
6 course, you can have a situation where you
7 have an awful lot of working people living in
8 the four available apartments, and, you
9 know -- but this is a constant problem in
10 Greenport, that certain properties are very
11 vehicle dense, and, you know --

12 MR. MC MAHON: Yeah.

13 CHAIRMAN ATKINSON-LOVELESS: That's
14 life. Okay. Well, then I really don't have
15 anything to add. I concur with the first
16 issue raised by Peter, that, you know, it is
17 -- it will be aesthetically a change that
18 maybe takes something away. I mean, every
19 time you lose a little bit of open space in
20 the Village, it's something that's gone and
21 it's gone forever.

22 On the other hand, the need for housing,
23 the fact that, as you pointed out, most of the
24 neighborhood to the north is already small
25 lots. You know, there are bigger ones on the

1 corner, so this is, you know, in keeping with,
2 very much in keeping with the part of the
3 neighborhood to the north.

4 I think it would be possible to
5 subdivide it in a way that took -- you know,
6 where conditions or conversation was taken so
7 that some of our concerns about the driveway
8 and what it's made of, or how it's configured
9 and stuff could be taken into account.

10 So, on balance, I think that this
11 particular property, that I would be inclined
12 to be favorable towards subdivision. So,
13 really, it's up to the ZBA to decide if
14 they're willing to make all those -- grant all
15 the variances necessary for the project to go
16 forward.

17 Anybody have anything more to say on
18 this, since we're not making any motions or
19 anything?

20 MS. MUNDUS: I do.

21 CHAIRMAN ATKINSON-LOVELESS: Yes.

22 MS. MUNDUS: It's important that I -- I
23 should say that I also live on a postage stamp
24 size piece of property. My side yard setback
25 is 1.7 feet on one side and five feet on the

1 other side, and I can barely find room to put
2 a woodpile. But we worked through the
3 mitigating factors, and it took seven months,
4 but we were able to put a second story on the
5 house, and it is a positive addition to the
6 neighborhood. So it can be done, and I think
7 that we'll try to help you.

8 MR. BURNS: I think we have covered some
9 of the things that we will want to cover,
10 should it come back to us, and that's maybe
11 what the ZBA wanted to know. So give them the
12 full report; that makes sense to me.

13 CHAIRMAN ATKINSON-LOVELESS: So before
14 we just close this conversation, Joe, do you
15 think there's anything else that we should be
16 addressing, or considering, or putting in the
17 minutes?

18 MR. PROKOP: Well, if you don't have any
19 particular -- only if you have, you know, any
20 planning considerations for the ZBA, as far as
21 the setbacks and things. You know, if you
22 wish, you know, the house were centered or
23 things -- I'm not saying that it is, but as an
24 example.

25 CHAIRMAN ATKINSON-LOVELESS: Well, I

1 think -- I mean, I'm not looking at the plan
2 right here, right now, and I'm not looking at
3 plans either, but I'm just saying, do we -- in
4 other words, the conversation came up about a
5 central driveway. In other words, if you
6 didn't have to have two driveways, maybe that
7 is better, but I don't know

8 MR. PROKOP: We could deal with that the
9 next time.

10 CHAIRMAN ATKINSON-LOVELESS: Yeah. So
11 we may have suggestions that would concern the
12 variances, but I don't really know how to
13 address them tonight.

14 MR. PROKOP: No. I would -- what you
15 would do is make a motion to close the
16 discussion and to make a report to the Zoning
17 Board of Appeals.

18 CHAIRMAN ATKINSON-LOVELESS: Okay. I
19 move that we close.

20 MS. MUNDUS: Excuse me. We offered
21 Mr. Olinkiewicz a chance to respond

22 CHAIRMAN ATKINSON-LOVELESS: Oh, yeah, I
23 forgot that. I'm sorry.

24 MS. MUNDUS: We forgot to do that.

25 CHAIRMAN ATKINSON-LOVELESS: Oh, yeah,

1 go up there.

2 MR. OLINKIEWICZ: I don't have much to
3 say. You guys pretty much -- oh, I'm James
4 Olinkiewicz. I'm the owner of 221 Fifth
5 Street, applying for the ZBA variance, and
6 come to see the Planning Board.

7 Most of the issues you guys addressed,
8 so because I had had -- I had not only done my
9 due diligence on the paperwork here, I had
10 also done a chart, which I don't know if you
11 guys had seen, or if Eileen had given it to
12 you.

13 MS. MUNDUS: Yeah, the 71%.

14 MR. OLINKIEWICZ: Yeah, the 24, and the
15 24 neighboring properties around, and 71%
16 would need variances, and lot size, and that
17 my request is for a 12% variance.

18 I have no issues at all with using an
19 adjoining driveway, or working and putting
20 that -- I would have no issues to put down
21 crushed stone, or take the blacktop that I
22 have and put oil and stone on it to give it a
23 better look for the neighborhood.

24 That is my intentions with everything
25 I've done with the Village so far, is to try

1 to keep it in harmony with what the Village
2 has and everybody that's built. But, again,
3 this lot was two of the original lots from
4 1877 that were merged, and, at that time,
5 there could have been two houses right next to
6 each other.

7 Peter brought up the -- about the other
8 properties around the corner, and I happen to
9 know Jack, who has the corner house. But,
10 again, with them, maybe five years down the
11 line, you may have one of them up here asking
12 the same thing. Their properties are large
13 now, but if it comes to the point that they
14 ever want to subdivide, they may come to that
15 fact.

16 The other thing is, the reason why I
17 came to the Zoning Board is because of the
18 lack of housing. As most people know, I've
19 been buying a number of houses and cleaning
20 them up, and fixing them up, and getting them
21 into code worthiness.

22 I'm the only proponent for the rental
23 law that was brought up. There were a couple
24 of things that I thought should be tweaked a
25 little bit, but I think that having somebody

1 come and inspect and back us up as landlords
2 is not a bad thing. But saying that, there is
3 quite a shortage of housing in Greenport. I
4 have 21 families on a list right now looking
5 for housing with me, and I'm in the process of
6 purchasing a couple of other homes, but that's
7 21 families that have no place to go. As a
8 house sells, or a two-family sells, or a
9 single-family sells and gets renovated out for
10 a family here, or a couple from the City,
11 you're losing housing faster than I can create
12 housing, or anybody can create housing. So
13 that's a real big issue that the Village is
14 going to have to deal with.

15 And so, I mean, I'm here to ask. So
16 thank you so much.

17 MS. MUNDUS: Can I ask you a question?

18 MR. OLINKIEWICZ: Sure.

19 MS. MUNDUS: What's the intention for
20 the barn and the shed in the backyard?

21 MR. OLINKIEWICZ: The barn and the shed
22 I use as a staging ground for anything I need
23 for repairs on my property. So we store extra
24 toilets, extra refrigerators, I pile some wood
25 there. There's whole set of tools, lawn

1 mowers for my men that go and mow all the
2 grass and take care of that, the roofing
3 supply, anything that we need for an
4 emergency; extra smoke detectors, extra
5 lights, everything that we need, so I don't
6 have to be running back and forth for --
7 everything is stored there, and, hopefully,
8 we'll use it as we need it.

9 And being that I'm a contractor on
10 Shelter Island, a lot of times we get people
11 wanting to change their washing machines that
12 are only three years old, four years old. I
13 put them in there, so if one of my tenants
14 wants a washer or dryer, I have them as a
15 backup if they --

16 MR. JAUQUET: You don't have a warehouse
17 someplace in a commercial location for that?

18 MR. OLINKIEWICZ: No. I just store the
19 stuff for that, because -- I guess I could
20 literally rent it, if I wanted to, but I would
21 rather use it for what I need and for what's
22 needed for my houses, and centralized enough
23 for all of my properties. Or I could put a
24 little shed on each and every property, but
25 it's nice to have one central location there

1 to keep everything in, so I would keep it for
2 that.

3 MS. MUNDUS: When you build the house,
4 you say it's going to be clapboard, right?

5 MR. OLINKIEWICZ: Cedar clapboard, yes.
6 The neighborhood --

7 MS. MUNDUS: Would you be willing to
8 paint the barn so that it looks like it
9 belongs there, instead of it got dropped by
10 helicopters on the corner?

11 MR. OLINKIEWICZ: I'd like to -- well,
12 that's on the agenda, to rebuild the barn and
13 save it, and actually whitewash it to look
14 like it originally did.

15 MS. MUNDUS: Yeah.

16 MR. OLINKIEWICZ: Right, because it has
17 deteriorated for a little bit of time, but one
18 step at a time, as they say.

19 MS. MUNDUS: Thank you.

20 MR. OLINKIEWICZ: Thank you. Anything?
21 Any other questions?

22 CHAIRMAN ATKINSON-LOVELESS: I think
23 we're good for now.

24 MR. OLINKIEWICZ: Thank you very much.

25 CHAIRMAN ATKINSON-LOVELESS: Okay. Now

1 I move that we table discussion of this
2 project. And our thoughts will go to the
3 Zoning Board, either in the form of the
4 minutes, or, if I decide to do it, I'll
5 prepare a letter for the Zoning Board. That
6 seems like a better idea. It would,
7 hopefully, be for their next meeting, is my
8 plan. So --

9 MR. OLINKIEWICZ: I just got to say also
10 that both of the houses have enough off-street
11 parking, so there would be no parking needed
12 on the road, which was a concern from some of
13 the neighbors who had come to me. So however
14 we would have to do it to make enough parking
15 for the tenants, that would be off-street,
16 because the property is big enough.

17 CHAIRMAN ATKINSON-LOVELESS: Okay. And,
18 of course, people still are entitled to park
19 on the street, you know.

20 MR. OLINKIEWICZ: Right. The neighbors
21 who asked me about having off-street parking
22 all park on the street, so it's kind of like
23 getting -- but that's okay.

24 CHAIRMAN ATKINSON-LOVELESS: Yes. Okay.
25 So, to continue, I move that we table this

1 discussion, and that our thoughts go to the
2 Zoning Board, either by the form of the
3 minutes, or the minutes with a summary that I
4 might prepare. Okay.

5 MR. BURNS: Second.

6 MS. MUNDUS: I'll second.

7 CHAIRMAN ATKINSON-LOVELESS: All right.
8 Let's vote.

9 MS. MUNDUS: Aye.

10 MR. JAUQUET: Aye.

11 MR. BURNS: Aye.

12 MR. MC MAHON: Aye.

13 CHAIRPERSON ATKINSON-LOVELESS: Aye.

14 Great, thank you. Now --

15 MR. OLINKIEWICZ: Thank you. Have a
16 good night, everybody.

17 MR. JAUQUET: Thanks.

18 MS. MUNDUS: Thank you.

19 CHAIRMAN ATKINSON-LOVELESS: All right.

20 Item 2, this has to do with something that we
21 decided at our meeting, previous meeting.

22 This had to do with 429 Main Street. This is
23 the property that is going to be a shop for
24 crafts, and art, and vintage things, so on,
25 downstairs, and then an apartment upstairs.

1 And we approved it, but we now have a
2 resolution before us, which I think I need to
3 sign. I did take the time before meeting to
4 read it, so I'm prepared to sign it.

5 MR. PROKOP: Okay, good. I prepared it,
6 and Eileen went over it. There was a couple
7 of changes that she had to make, which she
8 did.

9 CHAIRPERSON ATKINSON-LOVELESS: Okay.

10 MR. PROKOP: I don't what they are, but
11 she did them on her own, which is fine with
12 me. It has been reviewed by everybody, so --
13 in the Village.

14 CHAIRMAN ATKINSON-LOVELESS: Okay, yes.
15 I didn't read it with a fine tooth comb on my
16 eyes, so I don't know, but this is a
17 resolution that's in keeping with what we had
18 already decided. And, in fact, word is -- I
19 think the permit was granted pending this
20 resolution, so it's underway on that building.

21 So, yeah, I'm going -- I move that we
22 approve the resolution, and I would go ahead
23 and sign it.

24 MS. MUNDUS: Second.

25 CHAIRMAN ATKINSON-LOVELESS: Aye.

1 MS. MUNDUS: Aye.

2 MR. JAUQUET: Aye.

3 MR. BURNS: Aye.

4 MR. MC MAHON: Aye.

5 CHAIRMAN ATKINSON-LOVELESS: Okay. Item

6 3 is accepting minutes from our June meeting.

7 I move to accept the minutes from our June 6th
8 meeting.

9 MR. JAUQUET: I second.

10 MS. MUNDUS: Aye.

11 MR. JAUQUET: Aye.

12 MR. BURNS: Aye.

13 MR. MC MAHON: Aye.

14 CHAIRPERSON ATKINSON-LOVELESS: Aye.

15 And it seems perhaps we somehow didn't
16 approve minutes back in May. I move that we
17 approve those minutes.

18 MS. MUNDUS: Second.

19 CHAIRPERSON ATKINSON-LOVELESS: Aye.

20 MS. MUNDUS: Aye.

21 MR. JAUQUET: Aye.

22 MR. BURNS: Aye.

23 MR. MC MAHON: Aye.

24 CHAIRMAN ATKINSON-LOVELESS: Okay. And
25 then I'm reminding everyone that we will have

1 a Work Session August 29th, and --

2 MR. JAUQUET: I won't be here.

3 CHAIRMAN ATKINSON-LOVELESS: Okay.

4 MR. JAUQUET: No, wait. That's August
5 29th. Oh, I'm way ahead of myself. I'll be
6 here.

7 CHAIRMAN ATKINSON-LOVELESS: Great. So
8 now I move that we adjourn.

9 MR. JAUQUET: I second that motion.

10 MS. MUNDUS: Aye.

11 MR. JAUQUET: Aye.

12 MR. BURNS: Aye.

13 MR. MC MAHON: AYE.

14 CHAIRPERSON ATKINSON-LOVELESS: Aye.

15 (Whereupon, the meeting was adjourned at
16 5:46 p.m.)

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