

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK: STATE OF NEW YORK

-----X

PLANNING BOARD

WORK SESSION AND REGULAR MEETING

-----X

September 24, 2020
4:00 p.m.

Third Street Firehouse
Greenport, New York

B E F O R E:

WALTER FOOTE - CHAIRMAN

JOHN COTUNGO - MEMBER

REED KYRK - MEMBER (ABSENT)

LILY DOUGHERTY-JOHNSON - MEMBER

PATRICIA HAMMES - MEMBER

ALSO PRESENT:

PAUL PALLAS - VILLAGE ADMINISTRATOR

ROBERT CONNELLY - PLANNING BOARD ATTORNEY

AMANDA AURICHIO - SECRETARY TO THE BOARD

MEG STRECKER - HOMEOWNER

1 PLANNING BOARD - September 24, 2020

2 (The Meeting was called to order
3 at 4:00 p.m.)

4 CHAIRMAN FOOTE: Good afternoon.
5 Welcome to the Village of Greenport's
6 Planning Board meeting. It's a work
7 session and regular meeting on September,
8 the 24th, 2020. It's approximately 4:00
9 p.m.

10 Item No. 1 on our Agenda is a
11 motion to accept and approve the Minutes
12 of the August 27th, 2020 Planning Board
13 Work Session and Regular Meeting.

14 Do I have a second on this motion?

15 MEMBER COTUGNO: Second.

16 CHAIRMAN FOOTE: All those in
17 favor?

18 (Chorus of ayes.)

19 CHAIRMAN FOOTE: Motion carries,
20 and the Minutes are approved and adopted.

21 Item No. 2 is a motion to schedule
22 the combined Planning Board Work Session
23 and Regular Meeting for 4:00 p.m. on
24 August (sic), the 29th, 2020.

25 Do I have a second for this

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2 motion?

3 MEMBER COTUNGO: Second.

4 CHAIRMAN FOOTE: All those in

5 favor?

6 (Chorus of ayes.)

7 CHAIRMAN FOOTE: The meeting is so

8 scheduled for 4:00 p.m. on October 29th,

9 2020.

10 Item No. 3: 439 First Street.

11 This is a motion to accept the findings

12 and determinations for 439 First Street.

13 This property is located in the R-2 (One

14 and Two Family) District and is located in

15 the Historic District. It's at Suffolk

16 County Tax Map 1001-4-6-40.

17 I take it that the Board Members

18 have all seen the written resolutions and,

19 at this time, I make a motion to accept

20 the findings.

21 Do I have a second on this motion?

22 MEMBER COTUGNO: Second.

23 CHAIRMAN FOOTE: All those in

24 favor?

25 (Chorus of ayes.)

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2 CHAIRMAN FOOTE: Okay. We hereby
3 approve and adopt the findings and
4 determinations for that matter.

5 Item No. 4 is 300-308 Main Street.
6 This is a motion to accept the findings
7 and determinations for Sterling Square LLC
8 c/o Brent Pelton. This property is
9 located in the C-R (Retail Commercial)
10 District and is located in the Historic
11 District. It's at Suffolk County Tax Map
12 1001-4-07-29.1.

13 Again, I take it that the other
14 Board Members have reviewed the written
15 findings and determinations that have been
16 adopted and we approve at this time.

17 Do I have a second to this motion?

18 MEMBER COTUGNO: Second.

19 CHAIRMAN FOOTE: All those in
20 favor?

21 (Chorus of ayes.)

22 CHAIRMAN FOOTE: The motion
23 carries and is adopted.

24 Item No. 5: 412 Carpenter Street.
25 This is to review and approval regarding

1 PLANNING BOARD - September 24, 2020
2 the site plan application of Meg Strecker.
3 The applicant proposes repairing an
4 existing sidewalk and widen a curb cut
5 from 12 feet to 21 feet. This property is
6 located in the R-2 (One and Two Family)
7 District and is located in the Historic
8 District at Suffolk County Tax Map
9 1001-5-1-8.

10 Would the -- is there anybody on
11 behalf of the applicant at this time that
12 would like to speak?

13 MS. STRECKER: I'm sorry, I
14 couldn't hear the last --

15 CHAIRMAN FOOTE: Are you on --
16 you're -- are you the applicant on this
17 matter?

18 MS. STRECKER: Yes, yes.

19 CHAIRMAN FOOTE: Could you --
20 would you like to just address it and
21 explain to us what you want to do and why?

22 MS. STRECKER: Do I -- should I go
23 over there?

24 CHAIRMAN FOOTE: Yeah, you should
25 go to the microphone. And just announce

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2 your name and address and then you can
3 proceed.

4 MS. STRECKER: Okay. Hi. I'm Meg
5 Strecker of 412-414 Carpenter. And I'd
6 like to put an application in to widen the
7 curb cut so that we can provide two
8 parking spots for a two-family home.

9 CHAIRMAN FOOTE: Okay. That's it?

10 MS. STRECKER: Yeah.

11 CHAIRMAN FOOTE: Okay.

12 Does anybody have any questions
13 for the applicant?

14 MEMBER COTUGNO: What's the
15 frontage of the whole property? 50? Do
16 you know? Do you have a survey?

17 MS. STRECKER: Yeah. I think
18 it's -- it's about 50 feet.

19 MEMBER COTUGNO: Yeah, that would
20 be my guess.

21 MS. STRECKER: Yeah.

22 MEMBER COTUGNO: I think it's a
23 high proportion of curb cut given the
24 frontage of the house.

25 CHAIRMAN FOOTE: What's it, a

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2 two-family house?

3 MS. STRECKER: It's two-family.

4 It's just that street is difficult to turn

5 so I thought it would be easier so people

6 can get two cars in and turn on that

7 narrow street, 'cause there's also a --

8 it -- it -- Park. It runs into Park at a

9 strange angle.

10 CHAIRMAN FOOTE: Is parking

11 permitted on that street?

12 MS. STRECKER: No, there's no

13 parking permitted there.

14 CHAIRMAN FOOTE: Okay.

15 MEMBER COTUGNO: So if you didn't

16 have this, you'd have to move -- one

17 tenant would have to move the other

18 tenant's car?

19 MS. STRECKER: Yeah. Most likely,

20 yeah.

21 CHAIRMAN FOOTE: So the existing

22 curb cut is not wide enough to accommodate

23 two cars?

24 MS. STRECKER: No, not at all.

25 MEMBER COTUGNO: Okay.

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2 CHAIRMAN FOOTE: And what -- and
3 is the depth enough to cover to --

4 MS. STRECKER: Yes, yeah.

5 CHAIRMAN FOOTE: Are there any
6 other double curb cuts along Carpenter
7 Street, to your knowledge, do you know?
8 Does anybody?

9 MS. STRECKER: There's not --

10 MEMBER HAMMES: (Inaudible.)

11 CHAIRMAN FOOTE: I'm sorry?

12 MEMBER HAMMES: I don't -- I
13 don't -- I walk that street a lot --

14 CHAIRMAN FOOTE: Yeah.

15 MEMBER HAMMES: -- and none stick
16 out in my mind.

17 CHAIRMAN FOOTE: Yeah.

18 MS. STRECKER: Yeah, a lot of
19 people park on their front yards there.

20 CHAIRMAN FOOTE: Yeah. Okay.

21 MEMBER COTUGNO: I could see the
22 ease of convenience, but it is a little
23 inappropriate to have a 50-foot lot when
24 half the lot is curb cut. And to park in
25 front of the house, that's where -- that's

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2 where the Porta stand is now, in front.

3 MS. STRECKER: Yeah. We are still
4 maintaining a front yard with hedges and
5 we kept the original walk up to the front
6 of the house.

7 MEMBER HAMMES: Well, your
8 intention is to park one of the cars where
9 the Porta Potty is in the picture, right,
10 or are you gonna --

11 MS. STRECKER: No, no. Can you
12 hold that up for a second so I can see?

13 It would be two feet to the -- to
14 the left of that, that white post.

15 MEMBER HAMMES: This one?

16 MS. STRECKER: So, like, right in
17 the center of that.

18 MEMBER HAMMES: But the point is,
19 you're planning on parking them next to
20 each other?

21 MS. STRECKER: Yes.

22 MEMBER HAMMES: Not --

23 MS. STRECKER: We can't go further
24 back because of how the chimney.

25 Otherwise, if we could fit two cars one --

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2 in front and behind each other, I would do
3 that, but it's not deep enough that way.
4 And it also impedes some access to the
5 backyard.

6 MEMBER HAMMES: So then to go back
7 to one of the original points, if you
8 don't get this, you'd only really be able
9 to park one car.

10 MS. STRECKER: Yeah, you could
11 definitely always park one car there.

12 CHAIRMAN FOOTE: I see.

13 MEMBER HAMMES: So the second
14 family would have to park --

15 MS. STRECKER: On the street.

16 MEMBER HAMMES: Well --

17 MS. STRECKER: Probably on Center
18 Street would be the closest spot.

19 MEMBER HAMMES: Is it -- was it --
20 when you bought it, was it a one-family or
21 a two-family?

22 MS. STRECKER: It was a
23 two-family.

24 CHAIRMAN FOOTE: You don't happen
25 to know how they dealt with it when it was

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2 a two-family before?

3 MS. STRECKER: One of the tenants
4 didn't have a car.

5 CHAIRMAN FOOTE: I see.

6 MS. STRECKER: And I don't believe
7 the other one used their car very often.

8 CHAIRMAN FOOTE: Okay. So how
9 did -- how do you -- do you need the full
10 21 feet to make it work? And what is
11 the -- how -- how narrow can it be so that
12 you still can accomplish your goal?

13 MS. STRECKER: Well, I think with
14 the size of cars now, you need eight
15 feet -- eight feet for each car with some
16 space on either side so you could get in
17 and out. So that's why. And also
18 turning. Turning there is pretty tight.
19 I, I have a hard time getting in and out
20 of that driveway in a pickup truck the way
21 it is. So that's why I wanted to increase
22 the size of --

23 CHAIRMAN FOOTE: Well, you
24 wouldn't be able to turn it and fit two
25 cars in the driveway. You're saying if

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2 there's a single car in it, to be able to
3 turn around in the driveway?

4 MS. STRECKER: It's hard enough as
5 it is now to get a car in and out of there
6 if it's like a -- you know, not everyone
7 has a pickup truck. But I have to kind of
8 finagle to back in and out to -- and deal
9 with the curb the way it is.

10 CHAIRMAN FOOTE: Okay. How do you
11 intend to -- what kind of surface are
12 you planning to put on the driveway?

13 MS. STRECKER: I was gonna put a
14 permeable surface, either permeable paving
15 stone or bluestone with a -- with probably
16 cedar edging on one side.

17 CHAIRMAN FOOTE: Mm-hmm. Okay.
18 Is there a -- what's the code requirement
19 for two-family homes? Is -- they have to
20 accommodate, at least -- is it 1.5 cars?
21 What's the rule?

22 MR. PALLAS: Yeah, I -- I think
23 it's one point -- I believe it's 1.5 car
24 per dwelling, if I remember correctly.

25 CHAIRMAN FOOTE: Per dwelling. It

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2 has to --

3 MR. PALLAS: But this is an
4 existing home.

5 CHAIRMAN FOOTE: Yeah.

6 MR. PALLAS: So it's not -- it
7 wouldn't necessarily apply.

8 CHAIRMAN FOOTE: Okay.

9 MEMBER COTUGNO: Do you have a
10 survey of the property to show how this
11 lays out? I mean, that would be really
12 helpful.

13 MS. STRECKER: Yeah. I don't have
14 a survey on me.

15 CHAIRMAN FOOTE: I mean, speaking
16 for myself, in concept, I want to work
17 with you and accommodate what you're
18 trying to accomplish.

19 MS. STRECKER: Right.

20 CHAIRMAN FOOTE: I think we need a
21 little more information, frankly, before
22 we can officially sign off on it --

23 MS. STRECKER: Okay.

24 CHAIRMAN FOOTE: -- from my
25 perspective. That's how I -- I think what

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2 John recommended is getting a survey just
3 to lay it out so we can get -- get a -- I
4 mean, the picture's helpful, but it
5 doesn't quite give us the whole picture,
6 so to speak.

7 MS. STRECKER: Okay.

8 So I did research to see what --
9 what -- how wide two cars that are parked
10 next to each other, what they say is,
11 like, manageable, and it's, like, 24 feet
12 to 19 feet was what they were saying if
13 you want to do a two-car parallel parking
14 area.

15 CHAIRMAN FOOTE: Okay.

16 MEMBER DOUGHERTY-JOHNSON: The
17 thing is you might -- hi, Meg.

18 MS. STRECKER: Oh, hi.

19 MEMBER DOUGHERTY-JOHNSON: If
20 the -- if one car is back enough, you
21 may -- the other car may be able to get in
22 even if the curb cut, you know --

23 MS. STRECKER: Maybe.

24 MEMBER DOUGHERTY-JOHNSON: -- is
25 not as.

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2 MS. STRECKER: Yeah. My truck
3 just fits in the longer section. But, you
4 know, I have a full-size pickup truck.

5 MEMBER DOUGHERTY-JOHNSON: My
6 other thing I was wondering about, and I
7 drove by there earlier but I can't really
8 tell, is like where Park Place or Park
9 Street is. Like, is it across from your
10 proposed curb cut or is it not quite?

11 MS. STRECKER: So Park is, is
12 just, like, if you're facing -- if
13 you're -- if you're standing on the porch
14 of the house, Park is just to the
15 right-hand side, kind of, almost parallel
16 to the front door. Like, it's right in
17 front of the front door of the house.

18 MEMBER DOUGHERTY-JOHNSON: So, so
19 proposed curb cut would, like, be across
20 from the street?

21 MS. STRECKER: No. It'd probably
22 be about ten feet from the turn.

23 MEMBER DOUGHERTY-JOHNSON: Gotcha.

24 MS. STRECKER: So you couldn't
25 drive straight in.

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2 MEMBER DOUGHERTY-JOHNSON: Right,
3 right.

4 MS. STRECKER: What do you guys
5 normally do for two-car parking in this
6 situation? Like, what -- does anyone --
7 is there, like, kind of a standard
8 Village, like, accepted distance or, you
9 know?

10 CHAIRMAN FOOTE: It doesn't come
11 up very much.

12 MEMBER DOUGHERTY-JOHNSON: Yeah,
13 this -- this --

14 MS. STRECKER: Okay.

15 CHAIRMAN FOOTE: Ironically, this
16 is the second curb cut application we've
17 gotten in the last two sessions.

18 MS. STRECKER: Okay.

19 CHAIRMAN FOOTE: And the other
20 one's just moving it from one spot to
21 another.

22 MS. STRECKER: Oh, okay.

23 CHAIRMAN FOOTE: It was more cut
24 and dry.

25 MS. STRECKER: Yeah.

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2 CHAIRMAN FOOTE: Again, I would
3 just want to reiterate that, conceptually,
4 you know, being a two-family house, having
5 two slots makes eminent sense to me.

6 MS. STRECKER: Right.

7 CHAIRMAN FOOTE: We want to
8 accommodate it. But I think we need to --
9 for me, I need a little more
10 information --

11 MS. STRECKER: Okay.

12 CHAIRMAN FOOTE: -- to just -- in
13 a simple, you know, survey to show it
14 would be very helpful.

15 MS. STRECKER: Yeah. I'm sorry, I
16 rushed here from work and my husband had
17 taken my car and it had the survey in it.
18 He's not here right now.

19 MEMBER COTUGNO: The house looks
20 good, by the way.

21 MS. STRECKER: Oh, I'm trying. I
22 just want to --

23 MEMBER COTUGNO: Taking -- taking
24 a while, but --

25 MS. STRECKER: I really want to

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2 get the Porta Potty out of the front yard.
3 Get it situated.

4 Okay. I just thought if you guys
5 had a number in mind that would -- that
6 other people had used and I can see if it
7 works with what -- for two cars. I don't
8 know.

9 CHAIRMAN FOOTE: I think once we
10 see the survey, it'll really inform it and
11 it'll help us figure out that number out.

12 MS. STRECKER: Okay.

13 CHAIRMAN FOOTE: Yeah.

14 MEMBER HAMMES: You try to get it
15 to the Village before the next meeting so
16 we all have it --

17 MS. STRECKER: Yeah.

18 MEMBER HAMMES: -- ahead of time
19 to look at.

20 MS. STRECKER: Yeah, I can get
21 that.

22 The one thing is, it's -- it's
23 not, like, the most current survey, but
24 it's a pretty current survey. Like, it's
25 not --

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2 MEMBER HAMMES: But it's not gonna
3 help. Does it have the full -- 'cause
4 you've done an extension on the house,
5 right?

6 MS. STRECKER: It does have that
7 there.

8 MEMBER HAMMES: Okay.

9 MS. STRECKER: Yeah. Okay.

10 CHAIRMAN FOOTE: Well, and if you
11 could just produce something that shows
12 where the lines are gonna go and --

13 MS. STRECKER: Okay.

14 CHAIRMAN FOOTE: -- propose in the
15 driveway whether it's 21 or 20 or, you
16 know, whatever.

17 MS. STRECKER: Okay. Sounds good.

18 CHAIRMAN FOOTE: Okay? Great.

19 MS. STRECKER: All right. Thank
20 you.

21 CHAIRMAN FOOTE: Thank you very
22 much.

23 MS. STRECKER: Okay.

24 CHAIRMAN FOOTE: Item No. 6: 407
25 Main Street. This is a continued

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2 discussion on a presubmission conference
3 with possible motion to schedule a public
4 hearing for October 29th regarding the
5 site plan review application for Iberico
6 Jamon Inc., represented by Nick Decillis.
7 The applicant proposes a change of
8 occupancy from Group M (Retail) to Group
9 A-2 (Bar/Tavern). This property is
10 located in the Commercial Retail District
11 and is located in the Historic district at
12 Suffolk County Tax Map 1001-4-7-11.

13 Is there anybody -- it doesn't
14 look like anybody's here for the
15 applicant, so.

16 MEMBER HAMMES: Well, you -- has
17 the Village heard from the applicant?

18 MR. PALLAS: They -- they
19 contacted us a week or two ago to request
20 to be on this agenda. And we asked them
21 specifically are you prepared to make the
22 presentation. They said yes, and here we
23 are.

24 MEMBER HAMMES: This is his, what,
25 the second month in a row this is --

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2 CHAIRMAN FOOTE: Yeah.

3 MR. PALLAS: I believe that's
4 correct, yes.

5 CHAIRMAN FOOTE: Well, at this
6 time, there's really nothing we can do
7 about it.

8 MEMBER COTUGNO: Table it.

9 CHAIRMAN FOOTE: Table it is
10 right. So we'll table it.

11 Item No. 7 is a motion to adjourn.

12 Can I have a second?

13 MEMBER COTUGNO: Second.

14 CHAIRMAN FOOTE: All those in
15 favor?

16 (Chorus of ayes.)

17 CHAIRMAN FOOTE: This meeting is
18 adjourned.

19 (Whereupon, the Meeting concluded
20 at 4:17 p.m.)

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

I, Agata Davis, a Notary Public in
and for the State of New York, do hereby
certify:

THAT the foregoing is a true and
accurate transcript of my stenographic
notes.

IN WITNESS WHEREOF, I have
hereunto set my hand this 5th day of
October, 2020.

Agata Davis

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