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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD
REGULAR SESSION

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Third Street Firehouse
Greenport, New York

December 7, 2017
4:15 p.m.

B E F O R E:

- MARY GIVEN - ACTING CHAIRPERSON
- DEVIN McMAHON - CHAIRMAN (absent)
- BRADLEY BURNS - MEMBER
- NOAH THOMAS - MEMBER (absent)
- JOHN COTUNGO - MEMBER
- ROBERT CONNELLY - PLANNING BOARD ATTORNEY
- EILEEN WINGATE - BUILDING INSPECTOR
- KRISTINA LINGG - BUILDING CLERK

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ACTING CHAIRPERSON GIVEN: Planning Board regular session, December 7, 2017, and we're starting at 4:06 if that clock is accurate.

MR. PALLAS: It's not.

ACTING CHAIRPERSON GIVEN: Item number 1 - 439 First Street.

Justing Bales, represented by architect Tom Samuels has withdrawn his application for a curb cut. Suffolk County Tax Map number 1001-4-6-40.

We don't have to take any action on that, we just have to let that be know.

Great moving on to item number 2. 19 Front Street.

Motion to accept the conditional use application and schedule a public hearing for owner/applicant Kate McDowell.

The owner/applicant is proposing to open a cheese shop at 19 Front Street.

The property is located in the

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waterfront commercial district and a public hearing is required.

This property is not located in the Historic District.

Property is Suffolk County Tax Map 1001-5-4-29.

Kate, would you like to say anything?

MS. McDOWELL: Yes.

Kate McDowell, Main Road, Southold.

So basically, we came in front of the Board in May to change the usage from retail to a cheese shop, and that deal fell through, so we have a temporary pop-up gallery there, and their lease is up January 15th, so we are hoping to move forward with the cheese shop and start renovations shortly after that.

Basically, it was approved, then when we were putting the gallery in, I came back to have it changed to retail, so now I'm back again hoping to move

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forward with cheese shop.

ACTING CHAIRPERSON GIVEN: Okay.

MS. McDOWELL: Does anyone have any questions?

ACTING CHAIRPERSON GIVEN: Does the Board have any questions, comments, concerns?

MR. COTUNGO: No.

MR. BURNS: Sounds straight forward.

MS. McDOWELL: Thank you.

ACTING CHAIRPERSON GIVEN: So we need to schedule this for a public hearing.

The public hearing date?

MR. PALLAS: In terms of order, you should accept the application, vote on that first if you don't mind.

ACTING CHAIRPERSON GIVEN: Okay.

Motion to accept -- Do I have a motion to accept the conditional use application for 19 Front Street?

MR. COTUNGO: Yes.

ACTING CHAIRPERSON GIVEN: Second.

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All in favor?

MR. BURNS: Aye.

MR. COTUNGO: Aye.

ACTING CHAIRPERSON GIVEN: Aye.

Motion carried.

So now we schedule the public hearing, and we're scheduling the public hearing for January 4, 2018; am I correct in this?

MS. LINGG: Yes.

MR. PALLAS: Yes.

ACTING CHAIRPERSON GIVEN: Okay, perfect.

MS. McDOWELL: I just have a question about that.

So once it goes to the public hearing, if there is not an issue moving forward, how long does it take for the building permit?

TRUSTEE PHILLIPS: I don't have the answer to that.

MR. PALLAS: It shouldn't take long, a week or two at most.

MS. McDOWELL: Okay.

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MR. PALLAS: But that would be not at the hearing, at the conclusion of the hearing and vote of the Board.

MS. McDOWELL: Great.

MR. PALLAS: Assuming it's approved by the Board, then you would have the authority to issue the permit.

MS. McDOWELL: Okay.

Thank you.

MR. PALLAS: Madam Chair, we need a vote on the public hearing date. I know you stated it, but we need a vote.

ACTING CHAIRPERSON GIVEN: Okay.
Great.

All those in favor of holding the public hearing January 4, 2018?

MR. COTUNGO: Aye.

MR. BURNS: Aye.

ACTING CHAIRPERSON GIVEN: Motion carried.

Good luck on that.

Moving on to item number 3 - 621 Main Street and 624 First Street.

Acknowledgment of receipt of the
Flynn Stenography & Transcription Service
(631) 727-1107

1
2 final mylar plat submitted by owner,
3 James Olinkiewicz for the former
4 Methodist Church.

5 The preliminary plat was approved
6 by the Planning Board on May 25, 2017
7 and the final plat was approved and
8 signed by the Suffolk County Department
9 of Health and conditionally approved by
10 the Planning Board on October 5, 2017.

11 (Note: As of the time this agenda was
12 finalized, the final Mylar copies had
13 not been received to be signed for
14 completion by the Planning Board.)

15 The property address is designated
16 as Suffolk County Tax Map number
17 1001-2 -- 6-49.1.

18 MR. PALLAS: I just want to note
19 that the mylars have been received,
20 they're here.

21 ACTING CHAIRPERSON GIVEN: Mylars
22 have been received, so we have
23 acknowledged receipt. Okay.

24 Now how do we proceed with the
25 signing.

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MR. PALLAS: Whenever --

ACTING CHAIRPERSON GIVEN: After the meeting.

ATTORNEY CONNELLY: Yeah, finish the regular agenda.

MR. PALLAS: After the regular agenda.

ACTING CHAIRPERSON GIVEN: Okay.

Item Number 4 - 222 Manor Place.

Motion to accept the site plan application and schedule a public hearing for the Landmark Group. The applicant is proposing to re-open the medical building.

This building has been mixed use as a medical building with a single apartment since August 2003. The property is located in the R-1 One Family Residential District. This property is not located in the Historic District.

This application recently went before the Zoning Board of Appeals, and a variance was granted on November 21,

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2017.

The property is designated as
Suffolk County Tax Map number
#1001-2-2-41.1.

I am first asking if there is
anyone here to represent the Landmark
Group.

(No response.)

MR. COTUNGO: No.

ACTING CHAIRPERSON GIVEN: Okay.

MR. BURNS: I move we accept the
application and set a date?

ACTING CHAIRPERSON GIVEN: I'm
sorry.

MR. BURNS: I move we accept the
application and schedule a public
hearing.

ACTING CHAIRPERSON GIVEN: Okay.
You're making a motion; is that what
he's doing, making a motion?

MR. BURNS: Yes.

ACTING CHAIRPERSON GIVEN: Do you
second that motion.

MR. COTUNGO: I would second it,

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but I have additional questions I would like to ask the applicant, but I guess we can do that during the public hearing.

ATTORNEY CONNELLY: Yes.

ACTING CHAIRPERSON GIVEN: Okay.

So motion to accept the application has been made by Ben, seconded by John.

MR. COTUNGO: Yes.

ACTING CHAIRPERSON GIVEN: All those in favor.

MR. BURNS: Aye.

MR. COTUNGO: Aye.

ACTING CHAIRPERSON GIVEN: Aye.

I am scheduling, proposing to schedule the public hearing for the same date as the previous one, January 4, 2018.

Do I have a second.

MR. BURNS: Second.

ACTING CHAIRPERSON GIVEN: All those in favor.

MR. COTUNGO: Aye.

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MR. BURNS: Aye.

ACTING CHAIRPERSON GIVEN: Okay.

The public hearing is scheduled for that application on January 4, 2018, so if anyone is her to speak for that or against that, that's when your opportunity is.

Okay, item number 5 motion to accept the minutes of the July 27, 2017, August 31, 2017, September 7, 2017, and September 28, 2017 of Planning Board meetings.

I make that motion.

Do I have a second?

MR. COTUNGO: Second.

ACTING CHAIRPERSON GIVEN: All those in favor?

MR. COTUNGO: Aye.

MR. BURNS: Aye.

ACTING CHAIRPERSON GIVEN: Item number 6, motion to schedule a Planning Board Work Session meeting for 4:00 p.m. on December 28, 2017.

Do I have a second?

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MR. BURNS: Second.

ACTING CHAIRPERSON GIVEN: All
those in favor?

MR. COTUNGO: Aye.

MR. BURNS: Aye.

ACTING CHAIRPERSON GIVEN: Motion
carried.

MR. SALADINO: I won't be here.

ACTING CHAIRPERSON GIVEN: Okay.
Still carries two to one, correct?

ATTORNEY CONNELLY: Yes.

MR. PALLAS: If I may, just one
other note on the timing for that work
session. If we -- Right now, we don't
have any pending applications for the
work session. If we do not receive
anybody, we'll communicate that to the
Board, you can make a decision whether
to hold the work session or not since
there is no action until if hearing
anyway.

ACTING CHAIRPERSON GIVEN: Okay.

MR. PALLAS: We will keep, staff
will keep you informed.

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ACTING CHAIRPERSON GIVEN: Okay.

Thank you.

Item number 7, motion to schedule the Planning Board Regular Session meeting for 4:00 p.m. on January 4, 2018 which is the same night as the public hearing.

Okay. Do I have a second?

MR. BURNS: Second.

ACTING CHAIRPERSON GIVEN: All those in favor?

MR. BURNS: Aye.

MR. COTUNGO: Aye.

ACTING CHAIRPERSON GIVEN: Aye.

You're not going to be here again.

MR. COTUNGO: Yeah, that's my hope.

ACTING CHAIRPERSON GIVEN: God.

ATTORNEY CONNELLY: It's very important that the Village Board appoint another member to this Board as well as make Lucy either chair or do whatever they need to do because we're getting in a situation now where we're going to have public hearings and we're

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gonna have four members on the Board
and if it's a two/two then --

MR. PALLAS: I will communicate
those concerns back to the Village
Board.

ATTORNEY CONNELLY: Thanks.

MR. COTUNGO: We are gonna have
three at best.

ATTORNEY CONNELLY: That might be
an issue that you might want to talk to
the applicants about because they're
entitled to have a full board to hear
their applications.

MR. BURNS: Would it help for this
Board now to request what you're going
to talk to George about.

MR. PALLAS: I can't see how it
would hurt.

ACTING CHAIRPERSON GIVEN: So I'm
asking for myself that if they choose
to -- I don't wish to continue on as
acting chair, it's been months and
months and months, and I don't. Like
our attorney said either appoint a

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chair or appoint me as chair.

MR. PALLAS: As I said, I will communicate that on behalf of the Board, on behalf of the entire Board. I will communicate those concerns tomorrow.

ACTING CHAIRPERSON GIVEN: Perfect and also to find another member.

MR. PALLAS: Correct, both issues, correct.

ACTING CHAIRPERSON GIVEN: Although , we have.

MR. PALLAS: Still need another member.

ACTING CHAIRPERSON GIVEN: No.

MR. PALLAS: You need five.

MR. COTUNGO: It's still only four, we should have five especially in the winter when it's cold.

ACTING CHAIRPERSON GIVEN: And will you let me know how that conversation goes?

MR. PALLAS: Absolutely.

ACTING CHAIRPERSON GIVEN: Thank

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you Paul.

Item Number 8, motion to adjourn.

Do I have a second?

MR. BURNS: Second.

ACTING CHAIRPERSON GIVEN: All

those in favor?

MR. COTUNGO: Aye.

MR. BURNS: Aye.

ACTING CHAIRPERSON GIVEN: We are
adjourned.

Thank you.

<p>ACTING CHAIRPERSON GIVEN: [41] ATTORNEY CONNELLY: [6] 9/4 11/5 13/11 14/18 15/6 15/9 MR. BURNS: [17] 5/9 6/2 7/18 10/11 10/15 10/21 11/13 11/21 11/25 12/19 12/25 13/5 14/9 14/12 15/14 17/4 17/8 MR. COTUNGO: [17] 5/8 5/23 6/3 7/17 10/9 10/24 11/10 11/14 11/24 12/15 12/18 13/4 14/13 14/16 15/7 16/17 17/7 MR. PALLAS: [19] MR. SALADINO: [1] 13/8 MS. LINGG: [1] 6/10 MS. McDOWELL: [7] 4/9 5/3 5/11 6/14 6/24 7/4 7/8 TRUSTEE PHILLIPS: [1] 6/20</p>	<p>41.1 [1] 10/5 439 [2] 2/4 3/8 49.1 [1] 8/17 4:00 [4] 2/14 2/17 12/23 14/6 4:06 [1] 3/4 4:15 [1] 1/9</p> <hr/> <p>6</p> <p>6-49.1 [1] 8/17 621 [2] 2/6 7/23 624 [2] 2/7 7/24</p> <hr/> <p>7</p> <p>7th [1] 18/16</p> <hr/> <p>A</p> <p>about [3] 6/16 15/12 15/17 absent [2] 1/13 1/15 Absolutely [1] 16/24 accept [10] 2/9 3/18 5/18 5/21 5/22 9/11 10/12 10/16 11/8 12/10 accurate [2] 3/5 18/9 acknowledged [1] 8/23 Acknowledgment [1] 7/25 acting [2] 1/12 15/23 action [3] 3/13 13/21 18/12 additional [1] 11/2 address [1] 8/15 adjourn [2] 2/19 17/3 adjourned [1] 17/11 after [3] 4/21 9/3 9/7 again [2] 4/25 14/16 against [1] 12/7 agenda [3] 8/11 9/6 9/8 All [8] 6/2 7/16 11/12 11/23 12/17 13/3 14/11 17/6 also [1] 16/9 Although [1] 16/12 am [5] 6/9 10/6 11/17 18/11 18/13 another [3] 14/21 16/9 16/14 answer [1] 6/22 any [5] 3/13 5/4 5/7 13/16 18/12 anybody [1] 13/18 anyone [3] 5/4 10/7 12/6 anything [1] 4/9 anyway [1] 13/22 apartment [1] 9/18 Appeals [1] 9/24 applicant [4] 3/20 3/22 9/14 11/3 applicants [1] 15/12 application [10] 3/11 3/19 5/18</p>	<p>5/23 9/12 9/23 10/13 10/17 11/9 12/5 applications [2] 13/16 15/14 appoint [3] 14/21 15/25 16/2 approved [5] 4/22 7/6 8/5 8/7 8/9 architect [1] 3/10 are [3] 4/19 15/8 17/10 as [11] 8/11 8/16 9/17 10/3 11/19 14/7 14/21 14/22 15/22 16/2 16/3 ask [1] 11/3 asking [2] 10/6 15/21 Assuming [1] 7/6 attorney [2] 1/18 15/25 August [3] 2/10 9/18 12/11 authority [1] 7/8 Aye [19]</p> <hr/> <p>B</p> <p>back [3] 4/24 4/25 15/5 Bales [1] 3/9 basically [2] 4/13 4/22 be [6] 3/14 7/2 8/13 13/9 14/16 15/10 because [2] 14/23 15/12 been [6] 8/13 8/19 8/22 9/16 11/9 15/23 before [1] 9/24 behalf [2] 16/4 16/5 Ben [1] 11/9 best [1] 15/9 blood [1] 18/12 board [25] both [1] 16/10 BRADLEY [1] 1/14 building [6] 1/19 1/20 6/20 9/15 9/16 9/17 BURNS [1] 1/14</p> <hr/> <p>C</p> <p>came [2] 4/13 4/24 can [2] 11/4 13/19 can't [1] 15/18 carried [3] 6/6 7/21 13/8 carries [1] 13/11 certify [2] 18/8 18/11 chair [5] 7/11 14/22 15/23 16/2 16/2 CHAIRMAN [1] 1/13 CHAIRPERSON [1] 1/12 change [1] 4/14 changed [1] 4/24 cheese [4] 3/23 4/15 4/20 5/2 choose [1] 15/21</p>
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