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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD
WORK SESSION & REGULAR MEETING

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Third Street Firehouse
Greenport, New York

February 6, 2020
4:00 p.m.

B E F O R E :

- PATRICIA HAMMES - ACTING CHAIRPERSON
- WALTER FOOTE - CHAIRMAN (absent)
- JOHN COTUNGO - MEMBER (absent)
- REED KYRK - MEMBER
- LILY DOUGHERTY-JOHNSON - MEMBER
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
- AMANDA AURICHIO - CLERK TO THE BOARD

February 6, 2020

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2 ACTING CHAIRPERSON HAMMES: It's 4:00
3 p.m. and I guess we're gonna call to order
4 the Work Session and Regular Meeting agenda
5 for the Village of Greenport Planning Board
6 Scheduled on February 6, 2020, at 4:00 in
7 the Fire Station.

8 Absent at this meeting are Walter Foote
9 and John Cotungo. This is going to be
10 fairly quick since we aren't gonna have a
11 full quorum on things today, we're gonna
12 probably tick through this pretty quickly.

13 You'll tell me if I don't do something
14 I'm supposed to do, right?

15 MR. CONNOLLY: Yes.

16 ACTING CHAIRPERSON HAMMES: Work
17 Session Item Number 1, Motion to accept and
18 approve the minutes of the January 9, 2020
19 Planning Board Meeting.

20 Do I have a second?

21 MR. KYRK: Second.

22 ACTING CHAIRPERSON HAMMES: All those
23 in favor?

24 MS. DOUGHERTY-JOHNSON: Aye.

25 MR. KYRK: Aye.

February 6, 2020

ACTING CHAIRPERSON HAMMES: Aye.

Item Number 2, Motion to schedule the combined Planning Board Work Session and Regular Meeting for 4:00 p.m. on March 5, 2020.

Do I have a second?

MR. KYRK: Yes.

ACTING CHAIRPERSON HAMMES: All those in favor?

MS. DOUGHERTY-JOHNSON: Aye.

MR. KYRK: Aye.

ACTING CHAIRPERSON HAMMES: Aye.

I will note that it sounds like we will be short two members for that meeting on March 5. I won't be here and Reed just indicated he will be absent as well.

MS. DOUGHERTY-JOHNSON: Does it make sense to schedule it for a different day?

ACTING CHAIRPERSON HAMMES: I don't know if we can do that at this point.

(Whereupon, Mr. Connolly and Mr. Pallas spoke quietly to one another.)

ACTING CHAIRPERSON HAMMES: Item Number

February 6, 2020

3, 424 Fourth Street.

Motion to accept the findings and determinations for the Miller Family 2012 Irrevocable Trust.

The property is located in the R-2, One and Two-Family District. This property is not located in the Historic District.

Suffolk County Tax Map number 1001-6.-6-18.1.

Do I have a second?

MS. DOUGHERTY-JOHNSON: Second.

ACTING CHAIRPERSON HAMMES: All those in favor?

MR. KYRK: Aye.

MS. DOUGHERTY-JOHNSON: Aye.

ACTING CHAIRPERSON HAMMES: Aye.

Item Number 4 regarding 230 Main Street.

Motion to accept the findings and determinations for Northwell Health Services.

The property is located in the C-R, Commercial Retail District. This property is also located in the Historic District.

February 6, 2020

Suffolk County Tax Map number
1001-4.-10-10.1.

Do I have a second?

MS. DOUGHERTY-JOHNSON: Second.

ACTING CHAIRPERSON HAMMES: All those
in favor?

MR. KYRK: Aye.

MS. DOUGHERTY-JOHNSON: Aye.

ACTING CHAIRPERSON HAMMES: Aye.

Item Number 5, 471 Main Street.

Motion to accept the findings and
determinations for -- I'm going to
mispronounce your name, you can correct
me -- Emily Demarchelier.

The property is located in the C-R,
Commercial Retail District. This property is
also located in the Historic District.

Suffolk County Tax Map number
1001-4.-7-21.

Do I have a second?

MS. DOUGHERTY-JOHNSON: Second.

ACTING CHAIRPERSON HAMMES: All those
in favor?

MR. KYRK: Aye.

February 6, 2020

MS. DOUGHERTY-JOHNSON: Aye.

ACTING CHAIRPERSON HAMMES: Aye.

Item Number 6, Motion to accept the findings and determinations for Stirling Square LLC.

The property is located in the C-R Commercial Retail District. The property is also located in the Historic District.

Suffolk County Tax Map number 1001-4.-7-29.1.

Do I have a second?

MS. DOUGHERTY-JOHNSON: Second.

ACTING CHAIRPERSON HAMMES: All those in favor?

MR. KYRK: Aye.

MS. DOUGHERTY-JOHNSON: Aye.

ACTING CHAIRPERSON HAMMES: Aye.

Item Number 7 regarding 331 Front Street.

Motion to accept the findings and determinations for Layyah.

The property is located in the C-R, Commercial Retail District. The property is not located in the Historic District.

February 6, 2020

Suffolk County Tax Map number
1001-6.-2-17.

Do I have a second?

MS. DOUGHERTY-JOHNSON: Second.

ACTING CHAIRPERSON HAMMES: All those
in favor?

MR. KYRK: Aye.

MS. DOUGHERTY-JOHNSON: Aye.

ACTING CHAIRPERSON HAMMES: Aye.

Item Number 8 was supposed to be a
pre-submission hearing regarding 621 Main
Street.

We are going to table that as we do not
have a quorum and one of the members of the
Board will have to recuse themselves as well.
Lilly will be recusing herself, so we'll
have to come back as to when we're going to
reschedule that.

Item Number 9, 111 Main Street
regarding PWIB, schedule a public hearing
for March 5th regarding site plan approval
for the application of PWIB Claudio Real
Estate LLC represented by Architect Robert
I. Brown.

February 6, 2020

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2 The applicant is proposing interior and
3 exterior renovations for the property
4 located at 111 Main Street.

5 This Property is located in the W-C,
6 Waterfront Commercial District. This
7 property is also located in the Historic
8 District.

9 Suffolk County Tax Map number
10 1001-5.-4-25,38.1,39.

11 Do I have a second?

12 MS. DOUGHERTY-JOHNSON: Second.

13 ACTING CHAIRPERSON HAMMES: All those
14 in favor?

15 MR. KYRK: Aye.

16 MS. DOUGHERTY-JOHNSON: Aye.

17 ACTING CHAIRPERSON HAMMES: Aye.

18 Then our last -- we're switching to our
19 Regular Session and on that, we have Item
20 number 1, 415 Kaplan Avenue.

21 This Public Hearing is being kept open
22 pending the approval of the Zoning Board of
23 Appeals application.

24 As I understand there is a requirement
25 for a variance that will have to be pursued.

February 6, 2020

1
2 MR. CONNOLLY: Use variance
3 application.

4 ACTING CHAIRPERSON HAMMES: So it's
5 continued Public Hearing regarding a site
6 plan approval for the application of 415
7 Kaplan Avenue Greenport Inc., represented by
8 Owner James Olinkiewicz.

9 The applicant proposes the construction
10 of a two-family dwelling for the property
11 located at 415 Kaplan Avenue.

12 This property is located in the R-2 One
13 and Two-Family District. This property is
14 not located in the Historic District.

15 This property also requires a use
16 variance.

17 Suffolk County Tax Map number
18 1001-4.-1-6.

19 Do I have a second?

20 MS. DOUGHERTY-JOHNSON: Second.

21 ACTING CHAIRPERSON HAMMES: All those
22 in favor?

23 MS. DOUGHERTY-JOHNSON: Aye.

24 MR. KYRK: Aye.

25 ACTING CHAIRPERSON HAMMES: And our

February 6, 2020

final item, number 2, motion to adjourn.

Do I have a second?

MR. KYRK: Second.

ACTING CHAIRPERSON HAMMES: All those
in favor?

MR. KYRK: Aye.

MS. DOUGHERTY-JOHNSON: Aye.

ACTING CHAIRPERSON HAMMES: Aye.

Hope that was exciting for everybody.

(Time noted: 4:08 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)
) ss:
COUNTY OF SUFFOLK)

I, STEPHANIE O'KEEFFE, a Reporter and
Notary Public within and for the State of New
York, do hereby certify that the within is a
true and accurate transcript of the
proceedings taken on February 6, 2020.

I further certify that I am not related to
any of the parties to this action by blood or
marriage, and that I am in no way interested
in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 6th day of February, 2020.

Stephanie O'Keefe

STEPHANIE O'KEEFFE