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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD
REGULAR

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Third Street Firehouse
Greenport, New York

March 7, 2019
4:05 p.m.

B E F O R E :

- MARY GIVEN - CHAIRWOMAN
- BRADLEY BURNS - MEMBER
- NOAH THOMAS - MEMBER (absent)
- WALTER FOOTE - MEMBER
- JOHN COTUNGO - MEMBER (absent)
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
- KRISTINA LINGG - CLERK TO THE BOARD

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2 CHAIRWOMAN GIVEN: We're going to
3 start the Planning Board Regular Session at
4 4:05.

5 We're going to take the agenda out
6 of order, and we're going to start with 207
7 Front Street which is listed as Item Number
8 6 on the agenda.

9 A pre-submission conference for a
10 site plan approval for Front & Third LLC,
11 represented by Owner, Daniel Pennessi.

12 The applicant is proposing
13 seasonal outdoor seating.

14 The property is located in the
15 C-R, Commercial Retail District.

16 It is not located in the Historic
17 District.

18 Suffolk County Tax Map number
19 1001-5.-4-5.

20 Is anyone here to speak on behalf
21 of this item?

22 MR. McDERMOTT: Good afternoon.
23 My name is Dennis McDermott. I'm presently
24 the general manager of the Menhaden Hotel.

25 CHAIRWOMAN GIVEN: Okay. I will

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2 advise you of what our planner's comments
3 were on this application.

4 Based on the discussion had with
5 the Building Department, you're going to
6 reduce the from -- you're gonna take twelve
7 seats from the interior restaurant to add to
8 the exterior and you need to revise the
9 plans to reflect that.

10 MR. McDERMOTT: Right.

11 The question was, do we really
12 need to revise the plans or can we just have
13 an agreement that that's what we're doing?

14 CHAIRWOMAN GIVEN: No, you really
15 need to amend the plan. It's going to
16 actually be an amended site plan.

17 MR. PALLAS: Yeah, you will have
18 to prepare an amended site plan, the full
19 plan, not just the partial that was
20 submitted.

21 MR. McDERMOTT: Okay.

22 MR. PALLAS: And show the
23 differences between the seating inside to
24 outside. Whatever note you want to put on
25 there that it's -- whatever your planning to

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2 do, whether it's permanent, temporary,
3 whatever.

4 CHAIRWOMAN GIVEN: Transparency,
5 exactly what it is you're asking for --

6 MR. McDERMOTT: Okay.

7 CHAIRWOMAN GIVEN: Seeking
8 approval for --

9 MR. BURNS: I have to take this
10 call.

11 CHAIRWOMAN GIVEN: Okay.

12 MR. McDERMOTT: If we get that to
13 you quickly, can we get that to the April
14 town board meeting?

15 CHAIRWOMAN GIVEN: It's a village.

16 MR. McDERMOTT: Village, sorry.

17 CHAIRWOMAN GIVEN: That's okay.

18 MR. PALLAS: If I may, the next
19 step would be for you to schedule the
20 hearing for next month.

21 CHAIRWOMAN GIVEN: I'm sorry?

22 MR. PALLAS: The next step would
23 be for you to schedule the hearing for next
24 month.

25 CHAIRWOMAN GIVEN: Right. That's

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1 what we --

2 Not until we receive that site
3 plan.

4 What? Do you want to schedule it?

5 MR. CONNOLLY: You could schedule
6 it for the public hearing, as long as you
7 get the revised site plan within like ten
8 days before the meeting --

9 CHAIRWOMAN GIVEN: Right.

10 MR. CONNOLLY: -- so everyone has
11 a chance to look at it.

12 CHAIRWOMAN GIVEN: Right.

13 So when is the proposed date for
14 the public hearing?

15 MS. LINGG: April 4th.

16 CHAIRWOMAN GIVEN: Okay. Bearing
17 in mind that we have the amended site plan
18 --

19 MR. McDERMOTT: By ten days before
20 that?

21 CHAIRWOMAN GIVEN: Ten days prior
22 to the public hearing. The sooner the
23 better, actually, please.

24 MR. McDERMOTT: Sure.

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2 MS. LINGG: I make a motion to
3 schedule a public hearing for this
4 application for April 4th.

5 Oh, we can't vote.

6 MR. PALLAS: You definitely can't
7 vote.

8 CHAIRWOMAN GIVEN: Excuse us,
9 we're missing our quorum member, sorry, I
10 apologize.

11 I hope it's nothing.

12 MR. PALLAS: While we're waiting
13 for that, if could suggest to the applicant
14 to have it in to staff much sooner than
15 that, so we can review it to make sure that
16 you adhere to the requests in --

17 MR. McDERMOTT: That's gonna be my
18 next phone call, we'll get this all in
19 motion within minutes.

20 CHAIRWOMAN GIVEN: Yeah. That
21 would be wise and considerate --

22 MR. McDERMOTT: We want to get --

23 CHAIRWOMAN GIVEN: -- and kind.

24 MR. McDERMOTT: Messenger.
25 Messenger.

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2 CHAIRWOMAN GIVEN: Got it. I'm
3 hearing the message, I'm hearing the
4 message.

5 MR. BURNS: Sorry.

6 CHAIRWOMAN GIVEN: I make a motion
7 to schedule the public hearing for the
8 application for 207 Front Street for April
9 4th.

10 Do I have a second?

11 MR. FOOTE: Second.

12 CHAIRWOMAN GIVEN: All those in
13 favor?

14 MR. FOOTE: Aye.

15 MR. BURNS: Aye.

16 CHAIRWOMAN GIVEN: Motion carried.

17 Thank you.

18 MR. McDERMOTT: Thank you very
19 much.

20 CHAIRWOMAN GIVEN: You're welcome.

21 Now, we're going to move on to 300
22 Main Street.

23 Continuation of a pre-submission
24 conference for a site plan approval for
25 Sterling Square, LLC, the south building,

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2 represented by Architect Robert Brown.

3 The applicant is proposing to
4 change the use from retail to assembly.

5 It is located in the Commercial
6 Retail District. It's also located in the
7 Historic District.

8 It's designated Suffolk County Tax
9 Map number 1001-4-7-29.1.

10 Hi Rob.

11 MR. BROWN: Good afternoon.

12 CHAIRWOMAN GIVEN: Good afternoon.

13 Rob Brown, architect for American
14 Beech.

15 Okay.

16 I have the planner's comment; do
17 you want me to read them, or do you have
18 them?

19 MR. BROWN: I have them --

20 CHAIRWOMAN GIVEN: Okay.

21 MR. BROWN: -- and have addressed
22 them in the revised plans that you have.

23 CHAIRWOMAN GIVEN: Okay.

24 We had these comments last
25 meeting. Do you have comments? Do you have

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2 the plans?

3 MR. BURNS: I have one, but I can
4 look on with you.

5 CHAIRWOMAN GIVEN: Sure.

6 I see you showed the door that
7 John had asked, you took out the dark
8 markings that John had asked.

9 MR. BROWN: Yes, I corrected the
10 printing errors.

11 I will say that aside from that, I
12 did address John's comments. The comments
13 from the planner, I felt a number of them
14 were more appropriate for the Building
15 Department than the Planning Board, but I
16 have addressed them all.

17 CHAIRWOMAN GIVEN: Okay.

18 I see that.

19 Okay. Walter, do you have any
20 comments?

21 MR. FOOTE: Well, so for example.
22 The handicap toilet stall under the revised
23 plans now, it's in compliance with that
24 sixty-inch clearance?

25 MR. BROWN: It is in compliance.

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MR. FOOTE: Okay.

CHAIRWOMAN GIVEN: And all door approaches meet ADA requirements?

MR. BROWN: Yes.

CHAIRWOMAN GIVEN: And the accessible vanity, handicap accessible vanities?

MR. BROWN: Obviously, that would be detailed in the work drawings to the Building Department, but it is indicated as accessible on this plan.

CHAIRWOMAN GIVEN: Okay.

And the signage and the exit doors?

MR. BROWN: There are exit signs now indicated on the plan. I can point them out to you.

CHAIRWOMAN GIVEN: I see. Exit. Thank you.

MR. FOOTE: So the proposed use of the space is for -- is it for catering, is that what I understand?

MR. BROWN: Essentially for overflow from the restaurant and for private

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1 parties.

2
3 MR. FOOTE: So both, it's kind of
4 both?

5 MR. BROWN: Yeah.

6 MR. FOOTE: It's going to be like
7 another restaurant, in other words?

8 MR. BURNS: It's an extension of
9 American Beech.

10 MR. FOOTE: It's a separate
11 structure?

12 MR. BROWN: It's a separate
13 structure, but from an operational point of
14 view, it's part of American Beech.

15 CHAIRWOMAN GIVEN: So will they be
16 preparing food?

17 MR. BROWN: No. No. Everything
18 would come from the restaurant.

19 MR. FOOTE: I see, they just cart
20 it over?

21 MR. BROWN: Yes.

22 CHAIRWOMAN GIVEN: Serving
23 alcohol?

24 MR. BROWN: I believe that it's
25 going to be an extension of the restaurant,

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2 so they would serve alcohol from the bar in
3 the restaurant.

4 CHAIRWOMAN GIVEN: Because I
5 believe there was an issue about bringing --

6 MR. BROWN: There is not a bar in
7 that --

8 CHAIRWOMAN GIVEN: -- alcohol
9 from -- purchasing a drink from American
10 Beech and walking away to a different area
11 with that drink was an issue for American
12 Beech prior.

13 MR. BROWN: That's for if somebody
14 purchases the drink, but this would be a
15 matter of the drink being served to that new
16 room.

17 MR. PALLAS: I think the only
18 issue is, was if people buy a drink and sit
19 outside with it, I think that was a concern.
20 This would be not a --

21 CHAIRWOMAN GIVEN: How did we
22 address that concern with this one too
23 because they'll be getting -- that's still a
24 viability of them doing?

25 MR. PALLAS: No different, I don't

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2 believe --

3 CHAIRWOMAN GIVEN: I just remember
4 it being an issue.

5 MR. PALLAS: I don't believe it
6 isn't any different because they're not
7 going to buy a drink in that room at the bar
8 in there and walking out to tables and
9 chairs; a server, I'm assuming, would come
10 with their food and drink order. It's a
11 question of them providing adequate
12 oversight to make sure the people don't walk
13 out the door which is an enforcement issue.

14 CHAIRWOMAN GIVEN: So they're
15 gonna be --

16 MR. BROWN: I would suggest that
17 that's true of any restaurant in this
18 Village.

19 CHAIRWOMAN GIVEN: I'm sorry?

20 MR. BROWN: I would suggest that
21 that would be the same for any restaurant in
22 the Village, the possibility of somebody
23 walking out with their drink, this is no
24 different --

25 CHAIRWOMAN GIVEN: Right.

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2 I just remember it being -- I'm
3 just raising it because I remember --

4 MR. BROWN: At American Beech,
5 because there was an outdoor bar, there was
6 concerns about people walking around the
7 courtyard with a drink in hand.

8 CHAIRWOMAN GIVEN: Okay.

9 Walter, you have something?

10 MR. FOOTE: No.

11 I was just gonna point out that
12 they do have an outdoor bar, so maybe that
13 was where the issue arose.

14 CHAIRWOMAN GIVEN: So they're
15 gonna be walking from American Beech to this
16 other building with food?

17 MR. BROWN: Yes.

18 MR. PALLAS: Not the patrons,
19 correct, they're --

20 MR. BROWN: No, not the patrons,
21 the servers.

22 CHAIRWOMAN GIVEN: So it's really
23 not --

24 Okay.

25 MR. FOOTE: Is this strictly

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1 indoor seating?

2 MR. BROWN: Yes.

3 CHAIRWOMAN GIVEN: Okay.

4 And this requires a public hearing
5 as well?

6 MR. PALLAS: Site plan review,
7 yes.

8 CHAIRWOMAN GIVEN: I'm going to
9 make a motion to --

10 MR. CONNOLLY: Is this going to
11 the Historic Board?

12 MR. PALLAS: There is not exterior
13 work --

14 MR. BROWN: There's no exterior
15 work whatsoever.

16 MR. PALLAS: -- so they're not
17 require a historic review.

18 CHAIRWOMAN GIVEN: Okay.

19 I'm going to make a motion that --
20 for the same date, April 4th?

21 I make a motion that we schedule a
22 public hearing for proposed application for
23 300 Main Street for a date of April 4th.

24 Do I have a second?

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2 MR. FOOTE: Second.

3 CHAIRWOMAN GIVEN: All those in
4 favor?

5 MR. FOOTE: Aye.

6 MR. BURNS: Aye.

7 CHAIRWOMAN GIVEN: Motion carried.

8 We have a date of April 4th, Rob.

9 MR. BROWN: Thank you.

10 CHAIRWOMAN GIVEN: So now I'm
11 going to go to 48 Front Street.

12 Continuation of a pre-submission
13 conference for site plan approval for 48
14 Front Street LLC, Greenhill Kitchen, again
15 represented by Architect Robert Brown.

16 The applicant is proposing an
17 additional kitchen and storage as well as a
18 live performance space on the second floor.

19 The property is located in the
20 Commercial Retail District, and it's not
21 located in the Historic District.

22 For the record I'm going to recuse
23 myself in consideration of both this
24 application and 47 Front Street because I'm
25 employed by the general contractor.

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2 Although I do feel I could be
3 impartial, I don't want to shed any
4 impropriety or prejudice or taint this
5 application in any way; so that's my
6 decision. I hope everybody understands, so
7 I'm -- that's my decision on this and 47
8 Front, the other item.

9 MR. PALLAS: If I may ask the
10 attorney, I assume that means that there is
11 no discussion that can yield on either one
12 of these?

13 MR. CONNOLLY: No, because there's
14 only two members of the Board, so it's not a
15 quorum.

16 MR. PALLAS: If I could suggest
17 that in an effort to keep both of these
18 applications in some kind of a pace, that
19 you allow staff to try to attempt to get a
20 quorum together over the next week or so
21 consider whatever action is appropriate for
22 both of those applications. We'll go
23 through whatever proper notice provisions
24 are required.

25 MR. CONNOLLY: That's fine.

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MR. PALLAS: We'll do that and we'll notify you of those dates.

MR. BROWN: Appreciate it. Thank you.

CHAIRWOMAN GIVEN: Thanks, Rob.

We are not going to entertain Items 1 and 2 because we don't have the other members that are involved in that, and so I'm moving to the last item, a motion to adjourn at 4:21.

Do I have a second?

MR. FOOTE: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. FOOTE: Aye.

MR. BURNS: Aye.

CHAIRWOMAN GIVEN: Motion carried.

Meeting is adjourned. Thank you.

(Time noted: 4:21 p.m.)

CHAIRWOMAN GIVEN: [52]
MR. BROWN: [25]
MR. BURNS: [7] 4/8 7/4 7/14
9/2 11/7 16/5 18/16
MR. CONNOLLY: [5] 5/5 5/10
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MR. FOOTE: [15] 7/10 7/13
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MR. McDERMOTT: [12] 2/21
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MR. PALLAS: [16] 3/16 3/21
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MS. LINGG: [2] 5/15 5/25

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1001-4-7-29.1 [1] 8/9
1001-5.-4-5 [1] 2/19

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