Page 1 1 2 VILLAGE OF GREENPORT 3 COUNTY OF SUFFOLK STATE OF NEW YORK -----X 4 PLANNING BOARD 5 REGULAR 6 -----X 7 Third Street Firehouse Greenport, New York 8 March 7, 2019 9 4:05 p.m. 10 11 BEFORE: 12 MARY GIVEN - CHAIRWOMAN 13 BRADLEY BURNS - MEMBER 14 NOAH THOMAS - MEMBER (absent) 15 WALTER FOOTE - MEMBER 16 JOHN COTUNGO - MEMBER (absent) 17 18 PAUL PALLAS - VILLAGE ADMINISTRATOR 19 ROBERT CONNOLLY - PLANNING BOARD ATTORNEY 20 KRISTINA LINGG - CLERK TO THE BOARD 21 22 23 24 25 Flynn Stenography & Transcription Service (631) 727-1107

Page 2 REGULAR - 3-7-2019 1 2 CHAIRWOMAN GIVEN: We're going to 3 start the Planning Board Regular Session at 4:05. 4 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 Flynn Stenography & Transcription Service (631) 727-1107

Page 3 REGULAR - 3-7-2019 1 2 advise you of what our planner's comments 3 were on this application. Based on the discussion had with 4 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 Flynn Stenography & Transcription Service (631) 727-1107

Page 4 REGULAR - 3-7-2019 1 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 Flynn Stenography & Transcription Service (631) 727-1107

Page 5 REGULAR - 3-7-2019 1 2 what we --3 Not until we receive that site 4 plan. 5 What? Do you want to schedule it? MR. CONNOLLY: You could schedule 6 7 it for the public hearing, as long as you 8 get the revised site plan within like ten 9 days before the meeting --10 CHAIRWOMAN GIVEN: Right. 11 MR. CONNOLLY: -- so everyone has 12 a chance to look at it. 13 CHAIRWOMAN GIVEN: Right. 14 So when is the proposed date for 15 the public hearing? 16 MS. LINGG: April 4th. 17 CHAIRWOMAN GIVEN: Okay. Bearing 18 in mind that we have the amended site plan 19 20 MR. McDERMOTT: By ten days before 21 that? 22 CHAIRWOMAN GIVEN: Ten days prior 23 to the public hearing. The sooner the 24 better, actually, please. 25 MR. McDERMOTT: Sure. Flynn Stenography & Transcription Service (631) <u>727-1107</u>

Page 6 REGULAR - 3-7-2019 1 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. MR. PALLAS: While we're waiting 12 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 motion within minutes. 19 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. Flynn Stenography & Transcription Service (631) 727-1107

Page 7 REGULAR - 3-7-2019 1 2 CHAIRWOMAN GIVEN: Got it. I'm 3 hearing the message, I'm hearing the 4 message. 5 MR. BURNS: Sorry. CHAIRWOMAN GIVEN: I make a motion 6 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, Flynn Stenography & Transcription Service (631) 727-1107

Page 8 REGULAR - 3-7-2019 1 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 Retail District. It's also located in the 6 7 Historic District. 8 It's designated Suffolk County Tax 9 Map number 1001-4-7-29.1. 10 Hi Rob. MR. BROWN: Good afternoon. 11 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 Flynn Stenography & Transcription Service (631) 727-1107

Page 9 REGULAR - 3-7-2019 1 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: Okav. 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. Flynn Stenography & Transcription Service (631) 727-1107

Page 10 REGULAR - 3-7-2019 1 2 MR. FOOTE: Okay. 3 CHAIRWOMAN GIVEN: And all door 4 approaches meet ADA requirements? 5 Yes. MR. BROWN: 6 CHAIRWOMAN GIVEN: And the 7 accessible vanity, handicap accessible vanities? 8 9 MR. BROWN: Obviously, that would 10 be detailed in the work drawings to the 11 Building Department, but it is indicated as 12 accessible on this plan. 13 CHAIRWOMAN GIVEN: Okay. 14 And the signage and the exit 15 doors? 16 MR. BROWN: There are exit signs 17 now indicated on the plan. I can point them 18 out to you. 19 CHAIRWOMAN GIVEN: I see. Exit. 20 Thank you. 21 MR. FOOTE: So the proposed use of 22 the space is for -- is it for catering, is 23 that what I understand? 24 MR. BROWN: Essentially for 25 overflow from the restaurant and for private Flynn Stenography & Transcription Service (631) 727-1107

Page 11 REGULAR - 3-7-2019 1 2 parties. 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? MR. BURNS: It's an extension of 8 American Beech. 9 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 would come from the restaurant. 18 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, Flynn Stenography & Transcription Service (631) 727<u>-1107</u>

Page 12 REGULAR - 3-7-2019 1 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 Flynn Stenography & Transcription Service (631) 727-1107

	Page 13
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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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Page 14 REGULAR - 3-7-2019 1 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 Flynn Stenography & Transcription Service (631) 727<u>-1107</u>

Page 15 REGULAR - 3-7-2019 1 2 indoor seating? 3 MR. BROWN: Yes. 4 CHAIRWOMAN GIVEN: Okay. 5 And this requires a public hearing 6 as well? 7 MR. PALLAS: Site plan review, 8 yes. 9 CHAIRWOMAN GIVEN: I'm going to make a motion to --10 11 MR. CONNOLLY: Is this going to the Historic Board? 12 13 MR. PALLAS: There is not exterior 14 work --15 MR. BROWN: There's no exterior 16 work whatsoever. 17 MR. PALLAS: -- so they're not 18 require a historic review. 19 CHAIRWOMAN GIVEN: Okay. 20 I'm going to make a motion that --21 for the same date, April 4th? 22 I make a motion that we schedule a 23 public hearing for proposed application for 24 300 Main Street for a date of April 4th. 25 Do I have a second? Flynn Stenography & Transcription Service (631) 727<u>-1107</u>

Page 16 REGULAR - 3-7-2019 1 2 MR. FOOTE: Second. 3 CHAIRWOMAN GIVEN: All those in 4 favor? 5 MR. FOOTE: Aye. 6 MR. BURNS: Ave. 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. Flynn Stenography & Transcription Service (631) 727-1107

1	Page 17
1 2	REGULAR - 3-7-2019 Although I do feel I could be
2	
	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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2	MR. PALLAS: We'll do that and
3	we'll notify you of those dates.
4	MR. BROWN: Appreciate it. Thank
5	you.
6	CHAIRWOMAN GIVEN: Thanks, Rob.
7	We are not going to entertain
8	Items 1 and 2 because we don't have the
9	other members that are involved in that, and
10	so I'm moving to the last item, a motion to
11	adjourn at 4:21.
12	Do I have a second?
13	MR. FOOTE: Second.
14	CHAIRWOMAN GIVEN: All those in
15	favor?
16	MR. FOOTE: Aye.
17	MR. BURNS: Aye.
18	CHAIRWOMAN GIVEN: Motion carried.
19	Meeting is adjourned. Thank you.
20	(Time noted: 4:21 p.m.)
21	
22	
23	
24	
25	
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1	Page 19)
2	CERTIFICATE	
3	STATE OF NEW YORK)	
4) ss: County of Suffolk)	
5		
6	I, STEPHANIE O'KEEFFE, a Reporter and	
7	Notary Public within and for the State of New	
8	York, do hereby certify that the within is a	
9	true and accurate transcript of the	
10	proceedings taken on March 7, 2019.	
11	I further certify that I am not related to	
12	any of the parties to this action by blood or	
13	marriage, and that I am in no way interested	
14	in the outcome of this matter.	
15	IN WITNESS WHEREOF, I have hereunto set my	
16	hand this 7th day of March, 2019.	
17		
18		
19	<u>Stephanis O'Keeffe</u>	
20	STEPHANIE O'KEEFFE	
21		
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