

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK STATE OF NEW YORK
3 -----x
4 PLANNING BOARD
5 WORK SESSION
6 -----x

7
8 June 29, 2017
9 4:00 p.m.
10
11 Third Street Firehouse
12 Greenport, New York
13

14
15 B E F O R E:
16 MARY GIVEN - ACTING CHAIRPERSON
17 BRADLEY BURNS - MEMBER
18 JOHN COTUGNO - MEMBER
19 NOAH THOMAS - MEMBER
20
21 ROBERT M. CONNOLLY, ESQ. - PLANNING BOARD ATTORNEY
22 PAUL PALLAS - VILLAGE ADMINISTRATOR
23 EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
24 GLYNIS BERRY - VILLAGE PLANNER
25 KRISTINA LINGG - VILLAGE BUILDING CLERK

1 (THE MEETING WAS CALLED TO ORDER AT 4:03 P.M.)

2 MR. PALLAS: The Chair is not present, so
3 the Board needs to appoint a Chair from among
4 themselves.

5 MS. GIVEN: Okay. So someone want to make a
6 motion?

7 MR. COTUGNA: We decided to -- that Lucy
8 will be the chairperson.

9 MR. BURNS: Nominate.

10 MR. COTUGNA: Nominate. All in favor?

11 MR. BURNS: Aye.

12 MR. COTUGNO: Aye.

13 MR. THOMAS: Aye.

14 ACTING CHAIRPERSON GIVEN: Okay.

15 MR. PALLAS: Thank you

16 ACTING CHAIRPERSON GIVEN: Okay. So now
17 we're going to officially open it?

18 MR. PALLAS: Yeah.

19 ACTING CHAIRPERSON GIVEN: Okay. The first
20 item, No.1, is 222 Manor Place. Motion to accept
21 the site plan review submitted by Landmark Group
22 Inc., represented by Charles Southard, Architect.
23 The applicant is proposing to reopen the medical
24 building. This building has been mixed use as a
25 medical building with a single apartment since

1 August 2003. The property is located in the R-1,
2 One Family Residential District. This property is
3 not located in the Historic District. Suffolk
4 County Tax Map #1001-2.-2-41.1.

5 And, sir, you're here to represent the
6 applicant?

7 MR. SOUTHARD: My name is Charles W.
8 Southard, Jr. I'm a registered architect in
9 charge of the project. Yes, I'm here to represent
10 the project.

11 ACTING CHAIRPERSON GIVEN: Okay.

12 MR. SOUTHARD: I'd like to apologize to you
13 first. I just got your primary review the other
14 day and was able to address most of the questions
15 on it. Just finished it, just got it printed up,
16 so that's why I had to deliver it here to you.
17 I'm sorry you didn't have advanced notice of it.

18 I have a copy of a letter from the hospital
19 that I'd like to -- you want me to read it into
20 the minutes?

21 ACTING CHAIRPERSON GIVEN: If you choose to,
22 yes, that's fine.

23 MR. SOUTHARD: Okay. This is from Raymond
24 Eble to Dimitri Kougentakis, who is the owner.

25 "Dimitra - As we collectively work towards

1 an agreement and lease for your property at 222
2 Manor Place, it is the hospital's intention to
3 utilize the space to bring in additional medical
4 care and subspecialty physicians to the Village.
5 As always, ELIH strives to bring the best care to
6 the community as a whole. Leasing your building
7 will allow us to continue our mission.

8 Eastern Long Island Hospital's plan is to
9 come to terms on a lease to rent the entire lower
10 level. If all approvals are obtained from the
11 Village and you proceed with the build-out, we
12 should be able to occupy the building as of
13 January 2018.

14 Please feel free to contact me should you
15 have any questions with the said above or project
16 as a whole.

17 Sincerely, Ray Eble, Vice President/ELIH."

18 I also have a couple of renderings, proposed
19 elevations of the building, color schemes. But
20 this will give you a general idea of what we
21 can -- we have for the refacing of the building.

22 ACTING CHAIRPERSON GIVEN: You wanted to
23 read Glynis' comments, or how am I to proceed?

24 MR. CONNOLLY: Well, you can accept the
25 application, but I think it should be referred to

1 the Zoning Board, because it's a nonconforming
2 use.

3 The question was what to do with the
4 application that's before the Planning Board. And
5 I think, you know, we can -- if you're satisfied
6 that it -- that we have all the materials that you
7 need for the Planning Board application, we can
8 accept the application as submitted. But it's a
9 nonconforming use and they're proposing to make,
10 you know, changes to the structure, so it has to
11 go to the Zoning Board for their approval before
12 the Planning Board can take any kind of final
13 action.

14 ACTING CHAIRPERSON GIVEN: Okay.

15 MR. SOUTHARD: Well, this is -- this is, as
16 you said, this is a preexisting nonconforming use.
17 We are not changing any of the uses of the
18 building. It's remaining exactly the same. We
19 are doing some modifications to the building. We
20 are taking down part of the external structure to
21 give us a greater driveway width on the east side
22 of the property, and we are putting in ramps in
23 the rear of the building. We're doing additional
24 parking, and we're adding an elevator to the
25 building to make it comply with the New York State

1 Building Code as regarding the medical, medical
2 offices.

3 MR. CONNOLLY: But the code says
4 nonconforming uses cannot be enlarged, altered or
5 extended.

6 MR. SOUTHARD: I -- okay. Your decision
7 about alteration, okay. It's not being enlarged
8 at all.

9 MR. CONNOLLY: But it's being altered.

10 MR. COTUGNA: Altered.

11 MR. SOUTHARD: It's definitely being
12 altered, yes.

13 ACTING CHAIRPERSON GIVEN: Okay. Then that
14 would --

15 MR. COTUGNA: That's how the code is
16 written.

17 MR. SOUTHARD: Yes.

18 ACTING CHAIRPERSON GIVEN: That would
19 mandate it --

20 MR. SOUTHARD: That's correct.

21 ACTING CHAIRPERSON GIVEN: -- to be referred
22 to the ZBA, yes?

23 MR. CONNOLLY: Yes.

24 ACTING CHAIRPERSON GIVEN: Okay. So now you
25 want us to accept it and refer it to the ZBA, or

1 how do you --

2 MR. CONNOLLY: You can accept it and refer
3 it to the ZBA with Glynis' comments.

4 ACTING CHAIRPERSON GIVEN: Okay. Do I have
5 a motion to accept the application as submitted by
6 Landmark Group, Inc., with Glynis' comments, with
7 a referral to the ZBA; no?

8 MR. PALLAS: No. Just to be clear, that,
9 you know, there may be things that you want to
10 review in addition over and above the zoning
11 question. So I think the referral is fine, but I
12 just -- make sure that the applicant has the
13 benefit of any input that you might have before
14 they go goes to Zoning. That would be just a
15 suggestion.

16 ACTING CHAIRPERSON GIVEN: Well, I really
17 don't see how we can comment when we just got this
18 two seconds ago. I can't, myself. I need time to
19 review it and --

20 MR. PALLAS: Just to --

21 ACTING CHAIRPERSON GIVEN: So what are we --
22 what are we doing, tabling it, then? Because
23 there's no way that I can accept an application.

24 MR. CONNOLLY: You can table it if -- to
25 review it for the next meeting, but --

1 ACTING CHAIRPERSON GIVEN: Do you have
2 questions or comments?

3 MR. COTUGNA: Yeah. I would suggest, when
4 you come back, make it a little more clear. I
5 know you wrote "existing porch" now. I see the
6 word "new porch". I really can't figure out from
7 the rendering what that is. To me, a porch has a
8 roof on it. Is that what it's going to be on the
9 left side?

10 MR. SOUTHARD: Just a step, no covering.
11 It's just a porch stair.

12 MR. COTUGNA: Fine.

13 MR. SOUTHARD: Concrete stair.

14 MR. COTUGNA: All right. To me, a porch
15 means it has a roof. This porch now is a porch on
16 the right side.

17 MR. SOUTHARD: That's existing, that's
18 correct.

19 MR. COTUGNO: Before, and before two minutes
20 ago, I didn't know it was existing.

21 MR. SOUTHARD: Right.

22 MR. COTUGNO: Because the plans you
23 submitted didn't say it. And just like I see an
24 "X" and I assume maybe that's the elevator, the
25 little "X" on this floor plan?

1 MR. SOUTHARD: The floor plan where the --

2 MR. COTUGNO: There's an "X".

3 MR. SOUTHARD: Yes. That's where the
4 elevator is when you come in the rear entrance.

5 MR. COTUGNA: But it would be nice,
6 especially for the non-architects on the Board, if
7 you wrote "new elevator", "new ramp".

8 MR. SOUTHARD: All right. I didn't realize
9 you had interior plans.

10 MR. COTUGNO: Because I have no idea. I see
11 it's a new concrete walk, that's clear. It would
12 be nice if it had dimensions and stuff like that,

13 MR. SOUTHARD: The dimensions, right.

14 MR. COTUGNO: And especially for the
15 handicapped access. This is not for tonight --

16 MR. SOUTHARD: Right.

17 MR. COTUGNO: -- because it's tabled tonight
18 anyway. Like he said, we're just trying to give
19 you a heads-up, so when you come back to us after
20 the Zoning Board, some of these things are
21 addressed and you don't have to start from square
22 one.

23 MR. SOUTHARD: Well, that's -- like I said,
24 that's why the plans are revised. That's why
25 you -- I submitted you revised plans, which you

1 haven't had a chance to look at it.

2 MR. COTUGNA: But I'm saying it's still
3 unclear, like the elevator is not clear where it
4 is. Some things are now. It says "remove ramps",
5 "new ramps" on the site plan. It's much clearer
6 than it was the one I read this morning.

7 MS. BERRY: Have you changed the inside
8 layout as well?

9 MR. SOUTHARD: No. Basically, that's the
10 same. I'm sorry. You mean, from the drawings
11 that you have or from the original?

12 MS. BERRY: From the original.

13 MR. SOUTHARD: Slightly, yes. Some rooms
14 have been relocated. Some toilets have been made
15 handicap to address the code.

16 MS. BERRY: Have you -- have you submitted
17 the changes?

18 MR. SOUTHARD: They are on the drawings that
19 you see.

20 MS. BERRY: Oh, I only have the site plan.

21 MR. COTUGNA: But I think the problem is you
22 don't know what's existing and you don't know
23 what's proposed, right, like I don't?

24 MS. BERRY: Yeah. It needs to be clear,
25 yeah. Okay. So you've submitted a whole new set,

1 both interior and site plan, then?

2 MR. SOUTHARD: Just a site plan, so the
3 interior --

4 MR. COTUGNO: No. He's saying --

5 MR. SOUTHARD: I believe you have copies of
6 the interior that were submitted last week.

7 MS. BERRY: Oh, I guess I haven't seen
8 those. Okay.

9 MR. SOUTHARD: Okay.

10 MS. BERRY: One question. To me, the main
11 concept, conceptual change seems to be from having
12 one major entrance to the facility versus
13 individual entrances to different almost isolated
14 units. Is that -- is that still happening?

15 MR. SOUTHARD: No. There's three -- there's
16 three separate -- there's four separate ground
17 floor entrances.

18 MS. BERRY: So, basically, you're not using
19 the sense of one grand entrance and then they go
20 to the different units?

21 MR. SOUTHARD: No, no. There's different
22 functions going on in the building that the
23 hospital has.

24 MS. BERRY: And the other question I have is
25 for the conference room there --

1 MR. SOUTHARD: Yes.

2 MS. BERRY: -- which is now the main entry.
3 Are you -- who is using that, and like for what
4 kind of purpose? Because that almost looks like
5 an independent use that is different from the
6 offices.

7 MR. SOUTHARD: Well, you've got some
8 offices, some office space for the hospital, which
9 they're going to use. They have a conference room
10 where they're going to have a number of people
11 meet there, or they could have conferences if the
12 doctor is there. It's for an -- it's totally an
13 interior, internal process, not external. There's
14 no doors to that from the outside. The doors
15 basically come from the inside, from inside the
16 building, that conference room.

17 MS. BERRY: Right. But could you
18 conceivably rent that to somebody who's not a
19 tenant?

20 MR. SOUTHARD: No, no. The conference room
21 is strictly for the use of the hospital.

22 MR. BURNS: Does he have your comments? He
23 does?

24 ACTING CHAIRPERSON GIVEN: Yes. That's
25 where the changes came forth, I believe; accurate?

1 Yes.

2 MR. PALLAS: Yes.

3 ACTING CHAIRPERSON GIVEN: He had her
4 comments, they made changes, we just got them.

5 MR. PALLAS: Which will be -- you know, will
6 be reviewed and amended comments will be presented
7 to the Board, as well as the applicant.

8 ACTING CHAIRPERSON GIVEN: Exactly.

9 MR. PALLAS: Yes.

10 ACTING CHAIRPERSON GIVEN: Right. So I need
11 a motion to take them.

12 MR. PALLAS: I believe, and referred, and
13 referred to Zoning, yes.

14 ACTING CHAIRPERSON GIVEN: Do I have a
15 motion to table the application as submitted and
16 for later referral to the ZBA?

17 MR. COTUGNA: Yes.

18 MR. THOMAS: Yes.

19 MR. BURNS: Second.

20 ACTING CHAIRPERSON GIVEN: All those in
21 favor?

22 MR. BURNS: Aye.

23 MR. COTUGNO: Aye.

24 MR. THOMAS: Aye.

25 ACTING CHAIRPERSON GIVEN: Aye.

1 MR. SOUTHARD: Thank you very much.

2 ACTING CHAIRPERSON GIVEN: Thank you, Mr. Southard.

3 Item No. 2, 102 Main Street. Discussion and
4 possible motion on the resolution for Barbabianca.
5 Suffolk County Tax Map #1001-5.-3-12.2. Everyone
6 has a copy of this, I assume?

7 MR. COTUGNA: Yes.

8 ACTING CHAIRPERSON GIVEN: Have you looked
9 it over? It's that one where Scrimshaw used to
10 be.

11 MR. COTUGNO: Yeah, I know.

12 ACTING CHAIRPERSON GIVEN: Okay.

13 MR. CONNOLLY: If everybody -- you know, if
14 everybody has read it --

15 ACTING CHAIRPERSON GIVEN: Yeah.

16 MR. CONNOLLY: -- you can make a motion to
17 accept it as written.

18 ACTING CHAIRPERSON GIVEN: Okay.

19 MR. BURNS: I'll make a motion that we
20 accept it as written.

21 ACTING CHAIRPERSON GIVEN: Do I have a
22 second?

23 MR. COTUGNA: Second.

24 ACTING CHAIRPERSON GIVEN: All those in
25 favor?

1 MR. BURNS: Aye.

2 MR. COTUGNO: Aye.

3 MR. THOMAS: Aye.

4 ACTING CHAIRPERSON GIVEN: Aye.

5 Item No. 3, motion to accept the minutes of
6 the May 4th, 2017 Planning Board meeting. Do I
7 have a motion?

8 MR. COTUGNA: Motion.

9 ACTING CHAIRPERSON GIVEN: Second?

10 MR. THOMAS: Second.

11 ACTING CHAIRPERSON GIVEN: All those in
12 favor?

13 MR. BURNS: Aye.

14 MR. COTUGNO: Aye.

15 MR. THOMAS: Aye.

16 ACTING CHAIRPERSON GIVEN: Aye.

17 Item No. 4, motion to approve the minutes of
18 the April 20th, 2017 and the April 27th, 2017
19 Planning Board meetings. Do I have a motion?

20 MR. COTUGNA: Yes. Second.

21 ACTING CHAIRPERSON GIVEN: All those in
22 favor?

23 MR. BURNS: Aye.

24 MR. COTUGNO: Aye.

25 MR. THOMAS: Aye.

1 ACTING CHAIRPERSON GIVEN: Aye.

2 Item No. 5, motion to schedule the Planning
3 Board work session for 4 p.m. on July 27th, 2017.

4 MR. BURNS: So moved.

5 ACTING CHAIRPERSON GIVEN: Second?

6 MR. THOMAS: Second.

7 ACTING CHAIRPERSON GIVEN: All in favor?

8 MR. COTUGNO: Aye.

9 MS. WINGATE: I have to address, the folks
10 from 314 Main Street have pulled together a sign
11 application. They didn't get it to me in time for
12 this meeting. Would you care to look at a sign
13 application for the regular session next week?

14 MR. COTUGNA: It's okay with me.

15 MR. BURNS: Sure.

16 MR. THOMAS: It's the deli, right? The
17 deli?

18 MS. WINGATE: No, the white -- the white
19 house just north of Sterlington Square.

20 MR. THOMAS: Oh.

21 MR. COTUGNA: Yeah.

22 MS. WINGATE: It's going to -- it's a
23 restaurant. It's just -- it's all been approved
24 except the sign, so now we have a sign.

25 MR. COTUGNA: Okay.

1 MR. THOMAS: Cool.

2 ACTING CHAIRPERSON GIVEN: Okay.

3 MS. WINGATE: Okay. I just want to know if
4 she should put it on the agenda or not.

5 MR. COTUGNA: Yes.

6 ACTING CHAIRPERSON GIVEN: Put it on the
7 agenda for when?

8 MS. WINGATE: Next week.

9 MR. COTUGNO: Next week.

10 MR. PALLAS: Next week.

11 MR. BURNS: Yes.

12 MR. PALLAS: It's just a sign application.
13 To wait a whole month seems --

14 MR. COTUGNA: So it would be next week?

15 MR. PALLAS: Yeah.

16 ACTING CHAIRPERSON GIVEN: Okay. I don't
17 have to do anything? We just -- do we say okay
18 and it happens?

19 MR. PALLAS: Just put it on the agenda.

20 ACTING CHAIRPERSON GIVEN: Great. I think
21 I'm on Item No. 5. Motion to schedule the
22 Planning Board work session for 4 p.m. on July
23 27th, 2017. Do I have a second?

24 MR. THOMAS: Second.

25 MR. COTUGNA: Second.

1 ACTING CHAIRPERSON GIVEN: All those in
2 favor?

3 MR. BURNS: Aye.

4 MR. COTUGNO: Aye.

5 MR. THOMAS: Aye.

6 ACTING CHAIRPERSON GIVEN: Aye.

7 Item No. 6, motion --

8 MR. CORWIN: Excuse me.

9 ACTING CHAIRPERSON GIVEN: Yes.

10 MR. CORWIN: Madam Chairperson.

11 ACTING CHAIRPERSON GIVEN: Yes. I'm sorry,
12 David.

13 MR. CORWIN: Can I say something out of
14 order before you move on?

15 ACTING CHAIRPERSON GIVEN: Can you say
16 something?

17 MR. CORWIN: Out of order, yes.

18 ACTING CHAIRPERSON GIVEN: Out of order?
19 David, yes. This isn't like me.

20 MR. CORWIN: My name is David Corwin,
21 C-O-R-W-I-N.

22 The first item on your agenda, 222 Manor
23 Place, I came in late, so I missed half of what
24 the gentleman said. I don't know who owns that
25 building, but somehow Eastern Long Island Hospital

1 is involved, and you're waiting for some
2 additional information.

3 And one thing I want to say about Mr. Eble
4 and Eastern Long Island Hospital is he was
5 supposed to -- after he got a wetlands permit
6 for after-the-fact work they did on the dike or
7 barrier, they were supposed to submit a drainage
8 plan for the whole piece of property, Eastern Long
9 Island Hospital, not across the street, but
10 Eastern -- and I would say to you, until you get
11 that drainage plan from the last permit, even
12 though it was a wetlands permit, that you don't
13 accept anything from Eastern Long Island Hospital
14 or the facilitators of Eastern Long Island
15 Hospital until they give you what they were
16 supposed to give you, the drainage plan. Thank
17 you.

18 MR. CONNOLLY: You're talking about a
19 separate property, sir?

20 MR. CORWIN: Yes, it would be separate.

21 MR. CONNOLLY: Okay. That would be illegal
22 to do that, so, you can't do that.

23 MR. COTUGNA: One has nothing to do with the
24 other.

25 ACTING CHAIRPERSON GIVEN: Right, I

1 understand.

2 MR. COTUGNA: He did some actually drainage
3 on this plan. I was wondering why he shows all
4 this drainage.

5 ACTING CHAIRPERSON GIVEN: It's a different
6 owner. They don't own it. The hospital doesn't
7 own the project that's going forth now.

8 MR. PALLAS: No. To clarify the comment,
9 the hospital is not -- is merely a tenant.

10 ACTING CHAIRPERSON GIVEN: Right.

11 MR. PALLAS: Potential tenant of this
12 building.

13 ACTING CHAIRPERSON GIVEN: They have an
14 interest.

15 MR. PALLAS: That's correct.

16 ACTING CHAIRPERSON GIVEN: Solely.

17 MR. PALLAS: Correct.

18 ACTING CHAIRPERSON GIVEN: Yes. Did I do
19 this?

20 MR. COTUGNO: Yeah, you were up to the last
21 one about the August meeting.

22 ACTING CHAIRPERSON GIVEN: A motion to
23 adjourn?

24 MR. COTUGNO: The August meeting, did you do
25 that?

1 ACTING CHAIRPERSON GIVEN: Oh, no, I have
2 not.

3 Item No. 6, motion to schedule the Planning
4 Board regular session for 4 p.m. on August 3rd,
5 2017. Do I have a second?

6 MR. COTUGNA: Second.

7 MR. THOMAS: Second.

8 ACTING CHAIRPERSON GIVEN: All those in
9 favor?

10 MR. BURNS: Aye.

11 MR. COTUGNO: Aye.

12 MR. THOMAS: Aye.

13 ACTING CHAIRPERSON GIVEN: Aye.

14 Item No. 7, motion to adjourn. Do I have a
15 second

16 MR. COTUGNA: Second.

17 MR. THOMAS: Second.

18 ACTING CHAIRPERSON GIVEN: All those in
19 favor?

20 MR. BURNS: Aye.

21 MR. COTUGNO: Aye.

22 MR. THOMAS: Aye.

23 ACTING CHAIRPERSON GIVEN: Aye.

24 (The meeting was adjourned at 4:21 p.m.)

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

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

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on June 29, 2017.

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 10th day of July, 2017.

Lucia Braaten

 Lucia Braaten

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