

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

7 Third Street Fire Station  
 8 Greenport, New York

9  
 10 June 27, 2019  
 11 4:00 p.m.

- 12  
 13 B E F O R E:  
 14 WALTER FOOTE - CHAIRMAN  
 15 LILY DOUGHERTY-JOHNSON - MEMBER  
 16 PATRICIA HAMMES - MEMBER  
 17 REED KYRK - MEMBER  
 18 JOHN COTUGNO - MEMBER (Absent)  
 19  
 20 ROBERT CONNOLLY - PLANNING BOARD ATTORNEY  
 21 PAUL PALLAS - VILLAGE ADMINISTRATOR  
 22 KRISTINA LINGG - CLERK TO THE BOARD

23  
 24  
 25

1 (The meeting was called to order at 4:00 p.m.)

2 CHAIRMAN FOOTE: Good afternoon. It's  
3 4 o'clock, June 27th, 2019. This is a joint work  
4 session and regular session for the Village of  
5 Greenport Planning Board. The first part will  
6 consist of the work session, and the second part  
7 as a regular session.

8 For the work session, Item No. 1, there's a  
9 motion to accept and approve the minutes of the  
10 May 30th, 2019, and June 6th, 2019 Planning Board  
11 meetings. May I have a second on the motion?

12 MEMBER HAMMES: Second.

13 CHAIRMAN FOOTE: All those in favor?

14 MEMBER DOUGHERTY-JOHNSON: Aye.

15 MEMBER HAMMES: Aye.

16 MEMBER KYRK: Aye.

17 CHAIRMAN FOOTE: Aye.

18 Motion carries.

19 Item No. 2, a motion to schedule the  
20 Planning Board regular session for 4 p.m. on  
21 June -- July 25th, 2019. May I have a second,  
22 please?

23 MEMBER HAMMES: Second.

24 CHAIRMAN FOOTE: All those in favor?

25 MEMBER DOUGHERTY-JOHNSON: Aye.

1 MEMBER HAMMES: Aye.

2 MEMBER KYRK: Aye.

3 CHAIRMAN FOOTE: Aye.

4 Motion carries.

5 Item No. 3, motion to schedule the Planning  
6 Board work session for 4 p.m. on August 1st, 2019.

7 May I have a second?

8 MEMBER HAMMES: Second.

9 CHAIRMAN FOOTE: All those in favor?

10 MEMBER DOUGHERTY-JOHNSON: Aye.

11 MEMBER HAMMES: Aye.

12 MEMBER KYRK: Aye.

13 CHAIRMAN FOOTE: Aye.

14 The motion carries.

15 Item No. 4, 15 Front Street. This is a  
16 Motion to accept the findings and determinations.

17 This is going to be tabled to the next meeting.

18 Do you have a -- what date is that meeting for  
19 tabling this? It's going to the next work

20 session.

21 MR. CONNOLLY: It should be July 25th.

22 MS. LINGG: July 31st.

23 MEMBER HAMMES: August 1st.

24 CHAIRMAN FOOTE: I'm sorry? July?

25 MEMBER HAMMES: It's August 1st.

1 MS. DOUGHERTY-JOHNSON: August 1st.

2 MEMBER HAMMES: The work session is  
3 August 1st.

4 CHAIRMAN FOOTE: Okay. So that will be  
5 tabled for August 1st. May I have a second?

6 MEMBER HAMMES: Second.

7 CHAIRMAN FOOTE: All those in favor?

8 MEMBER DOUGHERTY-JOHNSON: Aye.

9 MEMBER HAMMES: Aye.

10 MEMBER KYRK: Aye.

11 CHAIRMAN FOOTE: Aye.

12 And the same for Item No. 5, 136 Main  
13 Street. The motion to accept the findings and  
14 determinations is being tabled until the next work  
15 session, August 2nd?

16 MEMBER HAMMES: August 1st.

17 MEMBER DOHERTY: August 1st.

18 MR. CONNOLLY: August 1st.

19 CHAIRMAN FOOTE: August 1st. May I have a  
20 second?

21 MEMBER HAMMES: Second.

22 CHAIRMAN FOOTE: All those in favor?

23 MEMBER DOUGHERTY-JOHNSON: Aye.

24 MEMBER HAMMES: Aye.

25 MEMBER KYRK: Aye.

1 CHAIRMAN FOOTE: Aye.

2 So moved.

3 Item No. 6, 326 Front Street. This is a  
4 Motion to approve a resolution declaring the  
5 Planning Board's intent to adopt Lead Agency  
6 status for the purposes of SEQRA, for the  
7 application of ANVK Holdings Trust, otherwise  
8 known as the Greenporter Hotel. The property is  
9 located in the Commercial-Retail District. The  
10 property is not located in the Historic District.  
11 It's Suffolk County Tax Map No. 1001-4.-8-29-30-31.

12 I trust everybody on the Board has had a  
13 chance to review the former resolution. Does  
14 anybody have any questions on it at this time?

15 (No Response)

16 CHAIRMAN FOOTE: Okay. I'd like to also  
17 just further supplement this motion to move that  
18 this applicant be referred to the Zoning Board,  
19 due to the need for certain variances in the  
20 application, as recommended and as advised by the  
21 Building Department. May I have a second on that,  
22 please?

23 MEMBER HAMMES: Second.

24 CHAIRMAN FOOTE: All those in favor?

25 MEMBER DOUGHERTY-JOHNSON: Aye.

1 MEMBER HAMMES: Aye.

2 MEMBER KYRK: Aye.

3 CHAIRMAN FOOTE: Okay. The motion carries.

4 Okay we now turn to our regular session.

5 This is Item No. 7, 27 Front Street. A public  
 6 hearing regarding a site plan approval for Frisky  
 7 Oyster, represented by Owner, Eugene Avella. The  
 8 applicant is proposing interior renovations to  
 9 accommodate additional seating. The property is  
 10 located in the Waterfront-Commercial District.  
 11 The property is not located in the Historic  
 12 District. It's at Suffolk County Tax Map  
 13 1001-5.-4-27.

14 At this time, would anybody like to speak at  
 15 this public hearing?

16 (No Response)

17 CHAIRMAN FOOTE: Okay. Does anybody on the  
 18 Board have any further comment on this  
 19 application?

20 MEMBER KYRK: Just a quick summary question.

21 CHAIRMAN FOOTE: Sure.

22 MEMBER KYRK: What -- what is the percentage  
 23 or what are the additional seats --

24 CHAIRMAN FOOTE: Can you speak into the  
 25 microphone a little more?

1 MEMBER KYRK: What are the additional seats  
2 or the percentage of additional seats that will be  
3 there? I looked at the -- I looked at the plans,  
4 and I basically only saw the original plans.

5 CHAIRMAN FOOTE: Yeah, right.

6 MEMBER KYRK: I didn't see the newer ones.

7 CHAIRMAN FOOTE: It's my understanding that  
8 the seating is unchanged from what it's been for  
9 quite some time, that this was triggered by an  
10 inspection that required, per the recommendation  
11 of the Building Department, to install a sprinkler  
12 system, and that's what brought up this  
13 application.

14 MEMBER KYRK: So, basically, this would be  
15 just ratifying what's already there --

16 CHAIRMAN FOOTE: That's correct.

17 MEMBER HAMMES: Correct.

18 MEMBER KYRK: -- and for a long while?

19 CHAIRMAN FOOTE: Yeah, that's correct.

20 MEMBER KYRK: Okay. Thank you.

21 CHAIRMAN FOOTE: Okay. Yes, hi. Could I  
22 help you?

23 MR. CONDON: No.

24 MEMBER HAMMES: They were just going to say  
25 the same thing.

1 MR. CONDON: I thought you were going to ask  
2 questions.

3 CHAIRMAN FOOTE: Oh, did I -- did I  
4 misspeak, or is that pretty much accurately --

5 MR. CONDON: No, that's correct.

6 CHAIRMAN FOOTE: -- reflected there? Okay.

7 So nobody else wants to speak at this time  
8 on the public hearing for this matter, for this  
9 item?

10 (No Response)

11 CHAIRMAN FOOTE: Okay. I move to close.

12 MR. CONNOLLY: I just want to make sure that  
13 we have the certified receipts and mailings --

14 MS. LINGG: Yes.

15 MR. CONNOLLY: -- for the public hearing,  
16 just to make sure. Okay. Just to make sure the  
17 Board had jurisdiction on the application.

18 CHAIRMAN FOOTE: Okay. At this time, I move  
19 to close the public hearing. May I have a second?

20 MEMBER HAMMES: Second.

21 CHAIRMAN FOOTE: All those in favor?

22 MEMBER DOUGHERTY-JOHNSON: Aye.

23 MEMBER HAMMES: Aye.

24 MEMBER KYRK: Aye.

25 CHAIRMAN FOOTE: The public hearing is now



1 closed on this item. Is there any reason why we  
 2 can't take a vote now on it?

3 MEMBER HAMMES: No.

4 CHAIRMAN FOOTE: Okay. So I now move to  
 5 take a vote on this application. May I have a  
 6 second?

7 MEMBER HAMMES: Second.

8 CHAIRMAN FOOTE: All those in favor?

9 MEMBER DOUGHERTY-JOHNSON: Aye.

10 MEMBER HAMMES: Aye.

11 MEMBER KYRK: Aye.

12 CHAIRMAN FOOTE: Aye.

13 Okay. The application is approved.

14 MR. CONDON: Beautiful. Thank you.

15 MR. AVELLA: Thank you so much for your  
 16 time.

17 CHAIRMAN FOOTE: You're welcome.

18 Item No. 8, 110 South Street. A public  
 19 hearing regarding a site plan approval for  
 20 110 South St Greenport Inc., represented by Owner,  
 21 James Olinkiewicz. The applicant is proposing  
 22 interior and exterior renovations to accommodate  
 23 the use of a retail establishment. The property  
 24 is located in the Commercial Retail District. The  
 25 property is not located in the Historic District.

1 This is located at Suffolk County Tax Map  
2 1001-4.-6-34-6.

3 This is also -- I think we can combine this  
4 public hearing with the other lot next to it,  
5 right, for one public hearing?

6 MR. CONNOLLY: Yes.

7 CHAIRMAN FOOTE: So this is going to be  
8 combined with Item No. 9, 112 South Street. A  
9 public hearing regarding a site plan approval for  
10 622 Front St Greenport Inc., represented by Owner,  
11 James Olinkiewicz. The applicant is proposing  
12 interior and exterior renovations to accommodate  
13 the use of a retail establishment. The property  
14 is located in the Commercial Retail District. The  
15 property is not located in the Historic District.  
16 It's at Suffolk County Tax Map 1001-4.-6-32.

17 At this time, would anybody like to speak at  
18 this public hearing regarding this application?

19 MS. MOORE: I'm here if any questions  
20 come up.

21 CHAIRMAN FOOTE: Okay. Thank you.

22 Okay. Anybody on the Board wish to weigh in  
23 any further on this application?

24 (No Response)

25 CHAIRMAN FOOTE: I -- would you like to

1 speak? Okay. I'm sorry. At this time, I move to  
 2 close the public hearing on this matter -- on  
 3 these two matters. May I get a second, please?

4 MEMBER HAMMES: Second.

5 CHAIRMAN FOOTE: All those in favor?

6 MEMBER DOUGHERTY-JOHNSON: Aye.

7 MEMBER HAMMES: Aye.

8 MEMBER KYRK: Aye.

9 CHAIRMAN FOOTE: Aye.

10 This public hearing is now closed.

11 At this point, I now move to approve these  
 12 two applications. May I have a second?

13 MEMBER HAMMES: Second.

14 CHAIRMAN FOOTE: All those in favor?

15 MEMBER DOUGHERTY-JOHNSON: Aye.

16 MEMBER HAMMES: Aye.

17 MEMBER KYRK: Aye.

18 CHAIRMAN FOOTE: Aye.

19 The applications are hereby approved.

20 Item No. 10, motion to adjourn. May I have  
 21 a second?

22 MEMBER HAMMES: Second.

23 CHAIRMAN FOOTE: All those in favor?

24 MEMBER DOUGHERTY-JOHNSON: Aye.

25 MEMBER HAMMES: Aye.

1 MEMBER KYRK: Aye.

2 CHAIRMAN FOOTE: Aye.

3 Motion carries. The meeting's over. The  
4 meeting's adjourned.

5 (Time Noted: 4:09 p.m.)

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