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VILLAGE OF GREENPORT  
PLANNING BOARD  
WORK AND REGULAR SESSION  
November 20, 2014  
5:00 p.m.

Meeting held at the Greenport Firehouse  
236 Third Street, Greenport, New York 11944

Appearances:

- Peter Jauquet – Chairman
- Bradley Burns
- Chris Dowling
- Devin McMahon

- Joseph Prokop, Village Attorney
- Eileen Wingate, Village Building Inspector

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1           (Whereupon, the meeting was called to order  
2           at 5:10 p.m.)

3           CHAIRMAN JAUQUET: This is the Village of  
4           Greenport Planning Board, November 20th, 2014  
5           meeting. This is a work and a regular session  
6           meeting.

7           And the first item on the agenda is  
8           discussion and possible motion to approve an  
9           application for a new restaurant in a space  
10          located at 110 Front Street. The applicant,  
11          Carlos Gomez Gonzalez, proposes to open a  
12          prepared-Spanish food restaurant for consumption  
13          on and off the premises in a facility which was  
14          formerly used as a restaurant type space.  
15          Mr. Gonzalez has supplied the additional  
16          information as requested by the Planning Board at  
17          the November 6th meeting. This is District 1001,

18 Section 4, Block 9, Lot 28.002.

19 I think the -- is Mr. Gonzalez here?

20 MR. GONZALEZ: Yes.

21 CHAIRMAN JAUQUET: Oh, hi. I think the one  
22 thing that might be missing is your sign plan.

23 MR. GONZALEZ: You want me to sit here or  
24 go --

25 CHAIRMAN JAUQUET: Do you have the -- yeah,

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1 go over there and you could just tell us, if you  
2 have an illustration. We did see the --

3 MR. GONZALEZ: Yeah, the --

4 CHAIRMAN JAUQUET: The new picture of  
5 your --

6 MR. GONZALEZ: The view here. My name is  
7 Carlos Gonzalez, and Gelyn is with me to help me  
8 out, work together. The sign going to be set in  
9 the other place they got there.

10 MS GIRON: The sign for the name of the  
11 restaurant is going to be on top of the -- of  
12 the -- of this.

13 AUDIENCE MEMBER: Awning.

14 MS GIRON: Yes.  
15 CHAIRMAN JAUQUET: Of the awning?  
16 MS. GIRON: Yeah.  
17 CHAIRMAN JAUQUET: Yeah.  
18 MS. GIRON: I'll provide you with a  
19 picture.

20 CHAIRMAN JAUQUET: This is the picture that  
21 you have, that I have?

22 MS GIRON: Yes, that's the same.

23 CHAIRMAN JAUQUET: Oh, okay.

24 MS. GIRON: It's going to be on top of  
25 the --

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1 CHAIRMAN JAUQUET: All right. So you don't  
2 have your actual words or the name of your  
3 restaurant drawn in it?

4 MS GIRON: No. The name is going to be  
5 Tikal I.

6 CHAIRMAN JAUQUET: Tikal I?

7 MS. GIRON: Yes.

8 CHAIRMAN JAUQUET: Okay.

9 MR. GONZALEZ: Yes, that's the name it's

10 going to be.

11 CHAIRMAN JAUQUET: Do we need to have a  
12 picture of that like superimposed on this  
13 somehow?

14 MS. WINGATE: I don't know, Peter.

15 CHAIRMAN JAUQUET: Do we want to -- do we  
16 want to do that?

17 MS. WINGATE: Do you need it?

18 CHAIRMAN JAUQUET: I think we -- usually  
19 with ask for that.

20 MS GIRON: Okay.

21 CHAIRMAN JAUQUET: And so maybe you could  
22 just get that picture and pass it by the Building  
23 Department --

24 MS GIRON: Okay.

25 CHAIRMAN JAUQUET: -- for the next meeting,

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1 and then we'll make a motion to approve your  
2 plan. Is that okay?

3 MS GIRON: That's okay.

4 CHAIRMAN JAUQUET: I mean, what's your  
5 timing? What's your timing on opening this

6 restaurant?

7 MS GIRON: We're planning on opening as  
8 soon as possible. The lease, everything, is  
9 signed.

10 CHAIRMAN JAUQUET: Our next meeting is in  
11 December.

12 MR. GONZALEZ: Which day in December?

13 MR. DOWLING: The 18th.

14 MS. WINGATE: Do you want to do it  
15 conditional?

16 CHAIRMAN JAUQUET: That's what I was  
17 thinking. Why don't we do it conditional?

18 MR. BURNS: Certainly.

19 CHAIRMAN JAUQUET: Is that okay with you  
20 guys?

21 MR. DOWLING: The new site plan looks good  
22 to me. Everything we asked for is on it.

23 CHAIRMAN JAUQUET: Right.

24 MR. BURNS: Let's move it, then.

25 CHAIRMAN JAUQUET: Okay. And then as soon

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1 as you can, bring your sign to the Building

2 Department.

3 MS. GIRON: Okay.

4 CHAIRMAN JAUQUET: And then the Building  
5 Department can give it to us for our next meeting  
6 just to pass on it.

7 MS GIRON: Okay.

8 CHAIRMAN JAUQUET: Or just to look at it.

9 So I'm going to propose a motion to approve  
10 the application for the new restaurant space, and  
11 included in that is a motion to adopt Lead Agency  
12 for SEQRA, Type II Action, which requires no  
13 further environmental review on this space. Do I  
14 have a second?

15 MR. BURNS: Second.

16 CHAIRMAN JAUQUET: Is that okay?

17 MS. WINGATE: That's it.

18 CHAIRMAN JAUQUET: All in favor?

19 MR. BURNS: Aye.

20 MR. DOWLING: Aye.

21 MR. MC MAHON: Aye.

22 CHAIRMAN JAUQUET: Aye.

23 MS GIRON: Thank you.

24 MR. GONZALEZ: Thank you.

25 CHAIRMAN JAUQUET: Okay.

1 MR. GONZALEZ: Thank you very much.

2 CHAIRMAN JAUQUET: Good luck.

3 Item 2 on the agenda is to table the  
4 discussion on an application for a use evaluation  
5 of the North Fork Smoked Fish facility located at  
6 414 First Street. The ZBA will be accepting an  
7 application for a use variance. So it's -- and  
8 that's District 1001, Section 4, Block 7, Lot 5.  
9 I don't think we need to discuss that any  
10 further.

11 MR. DOWLING: I second that.

12 CHAIRMAN JAUQUET: Do we need to -- do we  
13 need to have vote on the table?

14 MR. BURNS: I'll move to table.

15 CHAIRMAN JAUQUET: Okay.

16 MR. DOWLING: Motion to table.

17 CHAIRMAN JAUQUET: Any second?

18 MR. DOWLING: I second.

19 CHAIRMAN JAUQUET: All in favor?

20 MR. BURNS: Aye.

21 MR. DOWLING: Aye.

22 MR. MC MAHON: Aye.



23 CHAIRMAN JAUQUET: Aye. So moved.

24 Item #3 is further discussion and possible  
25 motion to accept an application for site plan

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1 review for a new structure to be located at  
2 Sterling Street. The owner is Osprey Zone  
3 Marina, whose principal is Paul Henry. The  
4 applicant is Robert I. Brown, Architect PC. The  
5 application is for a new structure on pilings  
6 with parking at grade to house a bathroom and  
7 laundry for members of the marina, as well as a  
8 general office for use by the private marina  
9 owners. The proposed structure is  
10 38-feet-by-six-inches-by-20-feet-by-10, with two  
11 stories above a seven-foot-three-space  
12 grade-level parking area, for a total building  
13 height of 30 feet. And this is at District 1001,  
14 Block 3 -- Section 3, Block 4, Lot 42.

15 So I guess we're going to have further  
16 discussion on this.

17 MS. SIEGEL: Hi. Good evening. Jane  
18 Siegel of Gleich, Siegel & Farkas, 36 South

19 Station Plaza, Great Neck, New York, here on  
20 behalf of the applicant.

21 I just want to say we're here to conclude  
22 the presubmission conference. We have at this  
23 point obtained, the Building Department has  
24 obtained the Suffolk County Planning Commission  
25 letter that was requested. And in dialogue with

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1 the Building Department, we have provided the  
2 backup information on the DEC No Letter --  
3 No-Jurisdiction Letter. However, they are  
4 requesting an updated letter, which we have  
5 agreed to provide to you upon the conclusion of  
6 today's presubmission conference, in accordance  
7 with 150-30(C)(2). We then have six months to  
8 make our application. So when we actually submit  
9 the application for the Planning Department, we  
10 are agreeing to submit with it that updated  
11 letter.

12 In addition, the Planning Board should be  
13 aware that we are going to be removing from the  
14 plan the balcony. So the site plan will be as it

15 is, but without the balcony.

16 MR. BURNS: I'm sorry, I didn't understand  
17 what you just said.

18 MS. SIEGEL: The plans that were originally  
19 submitted had a cantilevered balcony that  
20 projected over. We are eliminating that from the  
21 plan. So when we make our final submission to  
22 the Board for approval in connection with the  
23 site plan, we will not have that on it.

24 MR. MC MAHON: The water side balcony?

25 MS. SIEGEL: Excuse me?

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1 MR. MC MAHON: The water side balcony?

2 MS. SIEGEL: That's correct.

3 CHAIRMAN JAUQUET: That's the part of the  
4 building that projected over the --

5 MS. SIEGEL: Exactly.

6 CHAIRMAN JAUQUET: That was in the --

7 MS. SIEGEL: We're eliminating that in the  
8 submission. Again, this is a permitted use,  
9 as-of-right construction that we're doing here.  
10 And I think that if you have any particular

11 questions -- are there any issues with regard to  
12 the elements that are set forth in Subparagraph D?  
13 We're happy to entertain them.

14 CHAIRMAN JAUQUET: Subparagraph D.

15 MR. BURNS: I have two pictures in front of  
16 me, one is an alternative.

17 MS. SIEGEL: That's correct.

18 MR. BURNS: And why is that?

19 MS. SIEGEL: Why is that? Because, based  
20 on the dialogue that came out with the Planning  
21 Board, it was determined that it may be more  
22 desirable for the community if this was a, quote,  
23 unquote, one-story structure. We understand that  
24 there is parking underneath the structure that's  
25 going to be built, and it either will be a

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1 one-story or a two-story structure. So we had  
2 submitted an alternate plan that showed it as a  
3 one-story with a roof deck, which was an  
4 alternative proposal.

5 MR. BURNS: Is an alternative based on what  
6 we think, or you're just saying this is here?

7 MS. SIEGEL: It's an alternative that was  
8 proposed for discussion with this preliminary  
9 conference with the Board.

10 CHAIRMAN JAUQUET: This is what we -- these  
11 are -- this, I just wanted to make sure. Robert,  
12 is this -- this one's new for this week? It has  
13 the two -- the two different elevations in it,  
14 the one with the peaked roof and the one with the  
15 flat. That's what I have in front of me, right?

16 MR. BROWN: Robert Brown, Architect. The  
17 plans that you have in front of you are the ones  
18 that we prepared for the last meeting.

19 CHAIRMAN JAUQUET: Yes. So the two --

20 MR. BROWN: The site plan is the same,  
21 regardless of the --

22 CHAIRMAN JAUQUET: Right

23 MR. BROWN: -- formulation of the inside of  
24 the building, and whether or not it has a sloped  
25 roof or not. Right --

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1 CHAIRMAN JAUQUET: That's my question.

2 MR. BROWN: Yes.

3 CHAIRMAN JAUQUET: You've got two ideas  
4 here.

5 MR. BROWN: Two.

6 CHAIRMAN JAUQUET: Oh, okay. That's what --

7 MR. BROWN: Yes. Two schemes, but the site  
8 plan is consistent for any of the plans.

9 CHAIRMAN JAUQUET: Right.

10 MR. BROWN: Except for the fact that the  
11 balcony is no longer considered.

12 CHAIRMAN JAUQUET: Right, right.

13 MR. DOWLING: Is there on-street parking  
14 there? There's parking allowed on the street?

15 MR. BROWN: The entire frontage is taken up  
16 with straight drive-in parking. There are six  
17 spaces, so --

18 MR. DOWLING: Yeah, but is there on-street  
19 parking allowed there? That's my question.

20 MR. BROWN: Well, there wouldn't be,  
21 because on-street parking on that property would  
22 block --

23 MS. SIEGEL: No.

24 MR. BROWN: -- the parking spaces.

25 MS. SIEGEL: I think he means on-street,

1           except for the curb cut, of course. So, yes,  
2           there is.

3           MR. BROWN: The curb cut is entirely in the  
4           front.

5           MS. SIEGEL: I understand that, but there's  
6           on-street parking that's beyond the premises.

7           MR. DOWLING: Okay. I'm just -- my concern  
8           here is that this is going to be -- you know,  
9           it's not a small building, and what Greenport  
10          will be losing is a view of the water by having  
11          this building there.

12          MR. BROWN: Well, if I may, the bottom of  
13          the building is seven feet above grade.

14          MR. DOWLING: Right. But three cars  
15          parked, it's really going to be blocked, right?

16          MR. BROWN: The cars, the cars are there  
17          whether the building is there or not.

18          MR. DOWLING: I'm just thinking, if the  
19          building was lower, it might give a little --

20          MR. BROWN: If you're referring to the  
21          second plan, which is the flat roof --

22          MR. DOWLING: Either of them.

23          MR. BROWN: -- the height would only be 17

24 feet, roughly.

25 MR. DOWLING: I'm just thinking, if we have

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1 -- I mean, if everybody starts building across  
2 that thing, we'll lose -- Greenport is losing a  
3 view of the water, which is our only natural  
4 asset we have. So I'm just --

5 MR. BROWN: We're going less than the width  
6 of the property.

7 MR. DOWLING: Huh?

8 MR. BROWN: We're going less than the width  
9 of the property.

10 MR. DOWLING: I understand.

11 MS. SIEGEL: And the fact is, is that you  
12 will be able to see through the first story  
13 completely, because it will be open.

14 MR. DOWLING: Unless there's three SUVs  
15 parked under it.

16 MS. SIEGEL: It's still going to allow for  
17 light and air.

18 MR. DOWLING: Okay.

19 CHAIRMAN JAUQUET: One question I had was I



20 don't know if you were here. You weren't here  
21 last week. It wasn't brought up to our attention  
22 by the citizenry, but it was a meeting before  
23 that where they got up and they were concerned  
24 that the site plan for this project that was set  
25 forth in 2011, or so, that concerned the building

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1 of the docks, all the approval for the docks, on  
2 that plan, which are there now, the docks and the  
3 bulkhead are the old site plan --

4 MS. SIEGEL: Right, that's all there.

5 CHAIRMAN JAUQUET: Okay. There was a --  
6 there's a pumpout station that was on that plan  
7 that the citizens said was not put in there at  
8 that time, and they were complaining about that.

9 MR. BROWN: I think Mr. Henry needs to  
10 address that.

11 MR. HENRY: May I?

12 CHAIRMAN JAUQUET: Yeah. So, I mean, that  
13 is a question. I see on this one, it's a new --  
14 it's called a drain; on the plans the other day,  
15 it's called a pumpout, so I just want to talk

16 about that for a little while.

17 MR. HENRY: Paul Henry, applicant. Peter,  
18 I'm not really sure what you're referring to. I  
19 don't think there was ever any specific plan for  
20 a pumpout station on any plans prior to this  
21 application. So could you show me what you mean?

22 CHAIRMAN JAUQUET: Well, it's just that,  
23 you know, one of the --

24 MR. DOWLING: I think it was the CAC that  
25 said that that --

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1 MR. HENRY: You know, I will say this, that  
2 it was brought to my attention, actually a year  
3 ago when we made that first application, that the  
4 CAC had recommended a pumpout station, and that  
5 was news to me. Since then, we have had  
6 discussions with the Village. I wrote a letter  
7 to the Village, the new Administrator, Paul --

8 AUDIENCE MEMBER: Pallas.

9 CHAIRMAN JAUQUET: Pallas, P-A-L-L-A-S, I  
10 think.

11 MR. HENRY: Pallas, thank you. Paul

12 Pallas, and I told him that I was going to be  
13 submitting an application to build this building,  
14 and that it would be integral to the pumpout  
15 station, because there was no hookup to the  
16 sewage. I had no hookup to the sewage at the  
17 time.

18 I would like to point out, number one, that  
19 every boat, there's only one of them in my  
20 marina, that needs pumpout, uses the pumpout boat  
21 by lease. He's required to do that. It's not  
22 like we're polluting the water.

23 CHAIRMAN JAUQUET: Is there a pumpout there  
24 now?

25 MR. HENRY: There's a pump -- there's two

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1 pumpout boats. And I wish everybody --

2 CHAIRMAN JAUQUET: Oh, it's a boat that's a  
3 pumpout.

4 MR. DOWLING: Not at this facility.

5 MR. HENRY: They're not my boats. There  
6 are two public two pumpout boats that I pay taxes  
7 for, that --

8 CHAIRMAN JAUQUET: That come around?

9 MR. HENRY: -- I wish everybody would use,  
10 but everybody in my marina uses it. And I --

11 CHAIRMAN JAUQUET: And what do they do,  
12 they come around?

13 MR. HENRY: They come around.

14 CHAIRMAN JAUQUET: I didn't know how that  
15 worked, yeah.

16 MR. HENRY: You call them on the radio, and  
17 they come and they pump out.

18 CHAIRMAN JAUQUET: Right.

19 MR. HENRY: Now, on the new plans, we have  
20 complied with this requirement, and it will be  
21 integral to our hookup to the sewer system, which  
22 only makes sense. But I'd like to point out as  
23 well that part of the, I think, advantages to the  
24 Village and the public of this building is that  
25 we will be providing bathroom facilities hooked

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1 up to the sewage system for all my tenants and  
2 the boats, so they won't even need the pumpout  
3 station anymore. And I can tell you from being a

4 cruiser that people will always go to the  
5 bathroom before they go through their holding  
6 tank, because that's the way cruisers like to  
7 think, so -- but, Peter, honestly I don't  
8 remember ever seeing any specific plan indicating  
9 where a pumpout station would be prior to this  
10 application.

11 CHAIRMAN JAUQUET: Okay.

12 MR. HENRY: And on the contrary, what was  
13 discussed, I think, was a portable pumpout  
14 station, which to me is kind of, you know, a  
15 little overkill for my particular situation,  
16 where you would have a little pushcart with a  
17 holding tank that would sit on the dock. And I'm  
18 sure my neighbors would really have a lot to say  
19 about the way that smelled if you ever smelled  
20 one of these devices.

21 CHAIRMAN JAUQUET: Okay. Well, I'm just  
22 recalling the concerns of the citizens.

23 MR. HENRY: There was an issue.

24 CHAIRMAN JAUQUET: More than one had come  
25 up here and said, you know, that it was an item

1 on the original plan and it's not there.

2 MR. HENRY: It was not on the plan, but it  
3 was mentioned in the CAC recommendation, which I  
4 didn't know about, by the way.

5 MR. SALADINO: It was mandated by  
6 resolution.

7 MR. HENRY: Whatever. I was -- I didn't  
8 know about it at the time. And since I found out  
9 about it, I talked to the Village and they wanted  
10 me to comply, and I told them that I would be  
11 submitting this plan. And, if you'll notice, the  
12 plan does specify not only the location, but a  
13 pumpout station, and it will require a hookup to  
14 the --

15 CHAIRMAN JAUQUET: Sewer system.

16 MR. HENRY: Sewer system.

17 CHAIRMAN JAUQUET: Right.

18 MR. HENRY: Which is what makes sense.

19 CHAIRMAN JAUQUET: Right. So, even if  
20 there were a pumpout station drawn into the old  
21 plan, it --

22 MR. HENRY: I have nowhere to hook it up.

23 CHAIRMAN JAUQUET: Well, there -- right.

24 In this case, it -- the whole -- the bathroom and

25 the pumpout become integral with the -- connected

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1 and integral with the Village's sewer system --

2 MR. HENRY: An hundred percent, yes.

3 CHAIRMAN JAUQUET: -- which is a better  
4 situation.

5 MR. HENRY: Yes, sir. Thank you.

6 CHAIRMAN JAUQUET: Does anybody else want  
7 to talk about that?

8 MS. SIEGEL: I'll be honest with you, we're  
9 here for a continuation of the presubmission  
10 conference from last month. And I know that last  
11 month you opened up the floor to comment from,  
12 you know, neighbors and whatnot. But this is  
13 really a presubmission conference that's with the  
14 Planning Board, and the citizens will have an  
15 opportunity to speak when the site plan is  
16 actually submitted. Right now, this is just a  
17 preliminary presubmission conference. So I would  
18 object to having comments from the neighbors at  
19 this time.

20 MR. DOWLING: Okay. Could we have a

21 comment from someone who's on the CAC?

22 MS. SIEGEL: I don't know that that's --

23 MR. DOWLING: He's not a neighbor, he's --

24 MS. SIEGEL: I understand, but I don't know  
25 that that is -- this is really, as I said, it's a

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1 Planning Board conference. So we're meeting with  
2 you, you're the Planning Board, we're the  
3 applicant, and this is what the minutes should  
4 consist of. And everybody will have an  
5 opportunity at the time that we actually submit  
6 our site plan to the Building Inspector.

7 MR. SALADINO: The CAC should have right to  
8 dispute what was said just now, because that's  
9 not what's in the record. That's not what's in  
10 the official record. That wasn't what was  
11 mandated by law.

12 MS. SIEGEL: I don't know what effect that  
13 has right now on this particular --

14 CHAIRMAN JAUQUET: Just a second.

15 MS. SIEGEL: -- presubmission conference.

16 CHAIRMAN JAUQUET: Are we accepting this



17 application tonight? It's still -- it's still in  
18 discussion.

19 MR. DOWLING: I think we should find out.  
20 If the CAC says it's mandated, we need to have  
21 proof if he was supposed to have a -- if he was  
22 supposed to have something on a -- you know, put  
23 into the site plan, we should have the previous  
24 site plan be followed through properly before we  
25 accept another one. So I think we need to find

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1 out if he was supposed to have a pumpout  
2 facility.

3 CHAIRMAN JAUQUET: I don't know.

4 MR. DOWLING: I think we just have to make  
5 sure things are done properly.

6 MS. SIEGEL: So, if --

7 CHAIRMAN JAUQUET: But, you know, with this  
8 one, the fact that it has to be -- it's now  
9 connected to the sewer system, and that  
10 opportunity wasn't there last time, it make it --

11 MR. DOWLING: It's not there at the moment  
12 now either.

13 CHAIRMAN JAUQUET: It makes -- you know, it  
14 just makes --

15 MS. SIEGEL: It's going to pull together  
16 nicely --

17 CHAIRMAN JAUQUET: I know. I know, that's  
18 my point.

19 MS. SIEGEL: -- as the construction goes  
20 through and there's actually the hookup.

21 CHAIRMAN JAUQUET: And it didn't before.

22 MR. DOWLING: I think we have -- as a  
23 Planning Board, we have to make sure that people  
24 do what they say they're going to do, right?  
25 So -- but we have to make sure, because, you

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1 know, we -- a lot of us are fairly new here, and  
2 we hear a lot of people complaining that people  
3 go ahead and say they're going to do something  
4 and never do it. So we have to make sure, is  
5 that at his previous approval that he had, if it  
6 included that he had to have a pumpout facility.  
7 If he hasn't done it, then why should we grant  
8 another approval that he may not follow through

9 with? That's why we have to make sure everything  
10 is followed through properly; do you understand?

11 MS. SIEGEL: I think that that's something  
12 that has to be dealt with, you know, at another  
13 time. Right now, this is -- we're dealing with  
14 just a presubmission conference, so we're taking  
15 comments. And after we've concluded this  
16 conference, we're going to make a formal  
17 application to the Building Inspector --

18 CHAIRMAN JAUQUET: Right.

19 MS. SIEGEL: -- within six months. That's  
20 per your code.

21 CHAIRMAN JAUQUET: So we don't have to --  
22 we don't have to accept anything.

23 MS. SIEGEL: And at that time, if there's  
24 any issues with the Planning Board that need to  
25 be addressed, that would be the time that it

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1 would be done.

2 MS. WINGATE: Perhaps --

3 MS. SIEGEL: This is just so that we can  
4 get our -- this is -- we have to now go back and

5 actually submit.

6 CHAIRMAN JAUQUET: Right, right.

7 MS. SIEGEL: We're not submitting the two  
8 plans that you have on the table, obviously.

9 MR. DOWLING: Right.

10 MS. SIEGEL: And we have six months after  
11 the conference is concluded to make that  
12 application to the Building Inspector.

13 MS. WINGATE: Perhaps if you applied for  
14 your sewer hookup and submitted your paperwork,  
15 that would be a step in the right direction. And  
16 regardless of whether this building happens or  
17 not, you're going to need the sewer hookup.

18 MS. SIEGEL: I don't want to make that a  
19 precondition to my submission, you know, of my  
20 site plan approval, but if it's something that  
21 will have to be done, we'll certainly be willing  
22 to do it in, you know, due course.

23 MR. HENRY: Can I just make one point,  
24 please, if I may? My conversation with Paul --

25 CHAIRMAN JAUQUET: Pallas.

1           MR. HENRY: Pallas, thank you, was just on  
2           this subject. And we wrote -- and I wrote him a  
3           letter, and he seemed to agree with me verbally,  
4           that it didn't make sense to apply for the sewer  
5           hookup until I knew where the sewer hookup was  
6           going to go. And, right now, we're working out  
7           what building, and where building, and, you know,  
8           so it's a little preliminary.

9           But I think what's important, also, I'd  
10          like to note, is I never agreed to that, that was  
11          imposed on me. I bought a marina, okay, and it  
12          was in shambles. I wanted to fix it up. I put a  
13          lot of money into it. And just because I wanted  
14          to fix up what was broken, was thrown at me this  
15          requirement, okay? Every boat in my marina has  
16          always pumped out. I wish I could say that about  
17          every other boat in the harbor; that's not true.  
18          I think that what's important is that we get this  
19          building and bathrooms, so the pumpout isn't  
20          necessary.

21          MR. SALADINO: You're going to have to let  
22          us correct the record. You're going to have to  
23          let us correct the record, because what's going  
24          on here now is not the facts, is not the truth.  
25          I hate to say that about the applicant, but

1 that's not -- you can check the official record,  
2 that's not what happened. That's not what was  
3 agreed to. And he was informed, and he was made  
4 aware of it, and it was mandated by resolution,  
5 by Village Law that he install this; chose not  
6 to.

7 The CAC has no issue with the building, has  
8 no issue with the sewer hookup. Our concern is  
9 the pumpout. That's what was mandated, that's  
10 what was agreed to, and he failed to do it.  
11 There's still eight boats in that -- why am I  
12 back here? Am I allowed to speak?

13 CHAIRMAN JAUQUET: This is your opportunity  
14 to -- why don't you step up to the --

15 MS. SIEGEL: Who's speaking?

16 CHAIRMAN JAUQUET: Yeah, you better  
17 introduce yourself. And you --

18 MR. DOWLING: For those that don't know who  
19 you are.

20 MR. BURNS: John, just tell us --

21 CHAIRMAN JAUQUET: Jane. Jane, just stay

22 up there.

23 MR. SALADINO: John Saladino, Sixth Street.

24 I'm sorry?

25 MR. BURNS: John, we'd appreciate it if

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1 you'd just tell us what's on your mind, rather  
2 than going on.

3 MR. SALADINO: I'm speaking tonight for the  
4 CAC. The four members of the CAC are in total  
5 agreement with this. They asked me to come here  
6 and speak to this issue tonight.

7 Originally, when he applied for the wetland  
8 -- when Mr. Henry applied for the wetlands  
9 permit, it was granted on the condition -- there  
10 was a few conditions, the main one being install  
11 a pumpout that would service the eight boats.

12 CHAIRMAN JAUQUET: Was it a recommendation,  
13 or was it a directive?

14 MR. SALADINO: It was a recommendation by  
15 the CAC that was agreed to and voted on by the  
16 Village Board.

17 CHAIRMAN JAUQUET: Okay.

18 MR. SALADINO: We don't --

19 CHAIRMAN JAUQUET: Okay.

20 MR. SALADINO: They vote.

21 CHAIRMAN JAUQUET: Okay.

22 MR. SALADINO: He agreed to it. Whether he  
23 remembers it or he doesn't, his contractor, his  
24 attorney at the time, and his facilitator, his  
25 permit agent at the time, they all agreed to

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1 it. It went in front of the Village Board; they  
2 voted on it with those conditions. In my mind,  
3 it's law, it's law. Once the Village Board votes  
4 on it, he's obligated to do it; he didn't.

5 There's two active complaints. Now, I  
6 spoke to Mr. Palls, too, and I got a different  
7 story. There's two active complaints against  
8 them on that property for this issue, one from  
9 last June, and one from last September.

10 CHAIRMAN JAUQUET: And they're both on that  
11 one point?

12 MR. SALADINO: On that issue.

13 CHAIRMAN JAUQUET: Okay. And this is the



14 pumpout, right?

15 MR. SALADINO: The pumpout out for the  
16 eight boats in the marina.

17 CHAIRMAN JAUQUET: Right, okay. That's --

18 MR. SALADINO: The CAC takes no issue with  
19 the building or any bathrooms in the building.

20 CHAIRMAN JAUQUET: Right.

21 MR. SALADINO: We feel -- we feel,  
22 regardless of how many bathrooms he puts in that  
23 building, his boats still need to be serviced,  
24 and that's done by a pumpout.

25 MR. BURNS: Thank you.

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1 MR. SALADINO: Am I -- I'm not done yet.  
2 I'm sorry, but I'm not done.

3 We feel that to let the issue slide, to let  
4 the issue go would be violating a resolution.  
5 It's -- and to say, "Well, when I build the  
6 building and when I make the sewer hookup, I  
7 might be able to service my boats with that."  
8 Again, the CAC has no issue with the building,  
9 we've never seen the plans.

10 CHAIRMAN JAUQUET: I know, I know, I know.

11 MR. SALADINO: We don't know about the  
12 building. Obviously, he's going to need a  
13 sanitary system. If you hook up to the Village's  
14 sanitary system, we still require a pumpout. And  
15 it was voted on and agreed to by Village Board.

16 Eileen is here, she knows there's two  
17 complaints. The email that I got from Paul  
18 Pallas and the conversation I had with Paul  
19 Pallas was -- is that they were progressing the  
20 complaint. If that's changed, we don't know.

21 CHAIRMAN JAUQUET: Okay.

22 MR. SALADINO: Thank you.

23 CHAIRMAN JAUQUET: Thank you.

24 MR. DOWLING: Eileen, can you speak on what  
25 the complaints were?

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1 MS. WINGATE: Letters were sent out asking  
2 all of our marinas to have a pumpout installed.  
3 The conversation was, do you provide a small  
4 pumpout that actually has its own containment, or  
5 do you wait for the sewer hookup, and --

6 CHAIRMAN JAUQUET: That's where it is right  
7 now?

8 MS. WINGATE: And that's where it was left,  
9 right.

10 MS. SIEGEL: And, certainly, it seems as  
11 though having it be part and parcel of the  
12 construction of the sewer hookup would make it  
13 something that's a feasible thing to do in  
14 construction -- in connection with the  
15 construction of the building. So, I mean, that  
16 could certainly be a condition that could be  
17 agreed to here.

18 CHAIRMAN JAUQUET: Okay. I wanted to talk  
19 to the Architect, just have a little bit more  
20 discussion about the building itself, the --  
21 specifically, the more nautical looking one.

22 MR. DOWLING: The single --

23 CHAIRMAN JAUQUET: Which I think --

24 MR. DOWLING: Without the peak roof change?

25 CHAIRMAN JAUQUET: Yeah. I think this

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1 is --

2 MR. DOWLING: Yes.

3 CHAIRMAN JAUQUET: You know, I mean, unless  
4 there's another permutation of this. This  
5 building, as far as I'm concerned, is on the  
6 right track. It's got a low profile. It gets --

7 MR. BROWN: If I could just interject that,  
8 in fact, because of the removal of the balcony,  
9 we are in the process of doing some redesign of  
10 the layout of the space to accommodate the  
11 location of the stair going up to the roof. But,  
12 essentially, it is the same, would remain that.

13 CHAIRMAN JAUQUET: I mean, what are you --  
14 I mean, you're going to be the owner. What kind  
15 of a -- of these two plans, I mean, are you  
16 attracted to one, or is there a third one?

17 MR. HENRY: You know, it's an interesting  
18 question. I mean, first --

19 CHAIRMAN JAUQUET: I mean, you know,  
20 because that's really what's -- that's really the  
21 whole planning thing, you know, in this whole  
22 process.

23 MR. HENRY: You know, I appreciate the  
24 question of why we were submitting two different  
25 versions.

1           CHAIRMAN JAUQUET: Well, I mean, it's good  
2           to do that, yes. I like that. I mean, it's  
3           not --

4           MR. HENRY: And, you know, I'd like to  
5           point out that that's what was suggested to us at  
6           the last Planning Board meeting last year, when I  
7           had the discussion, you might remember, with Pat  
8           Mundus. And we talked --

9           CHAIRMAN JAUQUET: I don't recall that.

10          MR. HENRY: We talked about the fact that I  
11          thought we could present a building that was  
12          aesthetically pleasing that was consistent with  
13          the neighborhood that had the second floor.

14          CHAIRMAN JAUQUET: Yeah, I know.

15          MR. HENRY: And I went to Robert Brown and  
16          I said, "Robert, can we do something nice like  
17          next door?" And he goes, "I think that's the way  
18          it's" --

19          CHAIRMAN JAUQUET: What do you like? I  
20          mean, you know, forget about what you're trying  
21          to do, you know, the neighbors and stuff. I  
22          mean, you know, you got --

23 MR. HENRY: Honestly, they both serve the  
24 purpose that I'm looking for.

25 CHAIRMAN JAUQUET: Yeah, yeah.

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1 MR. HENRY: And so it's a very subjective  
2 thing, you know, what do you like, what don't you  
3 like. Some people --

4 CHAIRMAN JAUQUET: Yeah, I know.

5 MR. HENRY: Some people like the flat roof  
6 because it blocks less view and it gives people  
7 more of a vista. Some people like the lines and  
8 the curves, because it just kind of, I think, you  
9 know, speaks to the aesthetics of the  
10 neighborhood. But --

11 CHAIRMAN JAUQUET: It's that old -- it's  
12 that old Venetian, disegno v -- what's the  
13 other -- design versus -- disegno v colore, which  
14 is an ancient --

15 MR. BURNS: May I?

16 CHAIRMAN JAUQUET: Yeah.

17 MR. HENRY: But I'll also add, if I may  
18 just finish, that at that same meeting a year

19 ago, it was suggested by you, Peter, I believe in  
20 minutes, that some people come to the table with  
21 more than an A and B version of plans, and that  
22 was kind of what --

23 CHAIRMAN JAUQUET: We asked for that, did  
24 we?

25 MR. HENRY: Yes.

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1 CHAIRMAN JAUQUET: Yeah.

2 MR. BURNS: I agree with you, the higher  
3 building may coincide with the buildings in the  
4 area. But there isn't any question in my mind,  
5 the lower building, the flat roof is absolutely  
6 the best design.

7 CHAIRMAN JAUQUET: Yeah, I don't think -- I  
8 think that all the roof lines and stuff, you  
9 know, it might -- you know, it might coincide  
10 with the buildings in back of it to the west, but  
11 the function of this had nothing to do with, you  
12 know, post modern Victorian, which you see  
13 everywhere. I mean, that's just my personal  
14 opinion, you know. When you go down North Sea

15 Road in Southampton, it's all that. They all  
16 look the same, and they're all two years old, and  
17 it's just boring, but I don't know.

18 MR. BROWN: I thought it was worth doing  
19 both.

20 CHAIRMAN JAUQUET: Huh?

21 MR. BROWN: I thought it was worth showing  
22 you both.

23 CHAIRMAN JAUQUET: Well, yeah. At least  
24 it's sort of nautical. You know, it has some,  
25 you know, fish shack -- like I said last time,

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1 fish shack, oyster, you know, sail loft, you  
2 know, something. I mean, I'm sorry I interrupted  
3 you, Ben. What were you going to --

4 MR. BURNS: If it was my choice, there  
5 wouldn't be any building there at all, but the  
6 lower building makes more sense for the site.

7 MR. BROWN: Well, I like whatever Mr. Henry  
8 likes, but --

9 CHAIRMAN JAUQUET: Well, he wants what we  
10 like, you know. I mean, I guess maybe one of my



11 questions is whether you had any other designs,  
12 any other, you know, facade treatments?

13 MR. BROWN: Given enough time, I'm sure I  
14 can come up with a half a dozen more.

15 CHAIRMAN JAUQUET: Yeah, I suppose.

16 MR. BROWN: I think those are the two best  
17 options.

18 MS. SIEGEL: So, if there aren't any other  
19 further comments with regard to Subsection D, I'd  
20 like to request that the presubmission conference  
21 be concluded, and that we will submit our plans  
22 to the Building Inspector in accordance with  
23 Subsection 150-30(C)(2) within six months, along  
24 with the updated DEC letter.

25 MR. DOWLING: I would actually like to ask,

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1 because part of our job as a Planning Board is to  
2 make sure things fit within the community, and I  
3 just wonder if the neighbors who live there,  
4 full-time residents, have had a chance to talk as  
5 well, and kind of have comment about it, because  
6 they have to look at it all the time.

7 MS. SIEGEL: I just want to say one other  
8 thing, that I think that it's inappropriate to  
9 have public comments at this time at a  
10 presubmission conference; that if there's any  
11 comment, that wants to be, you know, open forum,  
12 is that the appropriate time would be at the time  
13 of the actual site plan approval.

14 MR. DOWLING: I didn't ask for public  
15 comment. I asked if you talked to the  
16 neighborhood, the neighbors, and actually talked.

17 MS. SIEGEL: Well, actually, there were a  
18 lot of neighbors who were here last -- who were  
19 here last month who expressed, and we -- you  
20 know, I think that Paul has done a good job of  
21 trying to incorporate some of that in the plans.

22 MR. WEISS: I wasn't here last month and  
23 I'd like to comment, if I could.

24 CHAIRMAN JAUQUET: Well, you know, this is  
25 a work session and a regular session combination,

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1 which one is voting and the other one is  
2 discussion. I don't know.

3 MS. SIEGEL: But we're here --

4 MR. DOWLING: This is a presubmission  
5 conference.

6 CHAIRMAN JAUQUET: Oh, yeah, right. Okay.

7 MS. SIEGEL: We're here only for the  
8 presubmission conference --

9 CHAIRMAN JAUQUET: I don't think -- I don't  
10 think --

11 MS. SIEGEL: -- which is between the  
12 applicant and the Board.

13 MR. HENRY: You know, Peter, one of our  
14 beefs with the commentary is that we haven't even  
15 submitted our final plan yet.

16 CHAIRMAN JAUQUET: I know, I know.

17 MR. HENRY: And, you know, obviously,  
18 there's going to be plenty of opportunity to  
19 comment on it. But until our final plan is on  
20 the table, it seems premature.

21 CHAIRMAN JAUQUET: All right. What do you  
22 want to do?

23 MR. MOORE: Would you consider a brief  
24 comment from the --

25 CHAIRMAN JAUQUET: You know what, I mean,

1           this gentleman wants to speak. I don't know if  
2           you've seen all the elevations that they've --  
3           there's two.

4           MR. WEISS: I have.

5           CHAIRMAN JAUQUET: Okay.

6           MR. DOWLING: For me, I don't know -- I  
7           mean, personally, I can't accept the application  
8           until we know that we -- I mean, I'd like to see  
9           if we can get the minutes, or whatever, from what  
10          was voted on by the CAC and approved by the  
11          Village. It would be nice to see that before we  
12          can actually accept the application and make sure  
13          everything is --

14          MS. SIEGEL: I just want to point out that  
15          we're not accepting an application here tonight.

16          CHAIRMAN JAUQUET: We're not doing  
17          anything, except --

18          MR. DOWLING: I know, yup.

19          MS. SIEGEL: We're just concluding a  
20          presubmission conference. You're not accepting  
21          an application.

22          CHAIRMAN JAUQUET: Well, do you object --

23          MS. SIEGEL: We're not submitting the

24 application tonight.

25 CHAIRMAN JAUQUET: Do you object to one

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1 neighbor having something to say? I mean, it's --

2 MR. WEISS: Thank you.

3 CHAIRMAN JAUQUET: You know, it's --

4 MR. WEISS: You're so good to me.

5 CHAIRMAN JAUQUET: I mean, it's -- we are  
6 discussing ideas.

7 MR. WEISS: I know that you're -- thank  
8 you, anyway.

9 CHAIRMAN JAUQUET: Go ahead, sir.

10 MR. WEISS: My name is Steve Weiss. I live  
11 on 117 Sterling Street, and I'm about two or  
12 three houses up from Paul's property. And there  
13 are just a couple of things I think you, as a  
14 Board, should take into consideration while  
15 you're looking at this. I've heard -- I've  
16 heard --

17 CHAIRMAN JAUQUET: Could I have quiet,  
18 please?

19 MR. WEISS: I've heard you voice that there

20 are some things that might be appropriate for the  
21 property, a sail loft, or something nautical, or  
22 something that would work in a Marine Commercial  
23 neighborhood. And right now, today, the zoning  
24 on the property is Marine Commercial. If you've  
25 looked at the LWRP, there are changes in that,

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1 and that piece of property is not going to be  
2 Marine Commercial, it's going to be Residential  
3 Marine. And that's a whole different story,  
4 because we're talking about putting in an office  
5 in an area that's 100% residential.

6 This is a not a commercial piece of  
7 property. A bigger piece of property up on the  
8 corner is being built as residential; that the  
9 Village has determined that Industrial Commercial  
10 is not appropriate in the Village.

11 I don't need to see the drawings to see  
12 what a building is going to look like. I don't  
13 think a building is appropriate, because if a  
14 building were put on that piece of property,  
15 there's a contiguous piece of property, could

16 have the same building. Next to that there's  
17 another piece of property, could have the same  
18 building. The next piece of property is mine.  
19 I'm a licensed yacht broker. I'm a licensed boat  
20 dealer. I could put an office there in a minute.  
21 It's just not appropriate. Piece of property  
22 after that, piece of property after that, if you  
23 have a wall.

24 Sterling Street -- we always say that, when  
25 they talk about NIMBYism, we don't want these

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1 things in our backyard. And what we always are  
2 fond of saying, Sterling Street is Greenport's  
3 backyard. Do you ever go down there? Do you  
4 ever watch people pushing baby carriages and  
5 walking their dogs? Everybody walks on that  
6 street. Everybody wants to see the water,  
7 everybody wants to see the boats. It's not  
8 commercial, it's just not commercial. And I  
9 don't think we should start doing it now, because  
10 there is the opportunity to make this thing much,  
11 much bigger than it could be. Thank you.

12 CHAIRMAN JAUQUET: Thank you.

13 MS. SIEGEL: I just want to state that the  
14 zoning here is WC Commercial, and that we have an  
15 as-of-right permitted use structure that we have  
16 before the Board on the site plan, and that the  
17 property owner cannot be deprived of their rights  
18 to the development of the property. Thank you.

19 CHAIRMAN JAUQUET: Okay. We're going to go  
20 on to the next item.

21 MR. DOWLING: Table this?

22 MS. SIEGEL: Excuse me.

23 CHAIRMAN JAUQUET: Wait.

24 MS. SIEGEL: We have to -- are we now  
25 concluding this presubmission conference, and we

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1 will now make our application? I think you need  
2 to make a motion regarding that.

3 MR. BURNS: We can't prohibit you from  
4 making an application.

5 MS. WINGATE: Close the presubmission  
6 conference.

7 CHAIRMAN JAUQUET: Okay. So we'll make --



8 I'm going to make a motion that we close the  
9 presubmission conference for Osprey Zone Marina.

10 Do I have a second?

11 MR. MC MAHON: I'll second that.

12 CHAIRMAN JAUQUET: All in favor?

13 MR. BURNS: Aye.

14 MR. DOWLING: Aye.

15 MR. MC MAHON: Aye.

16 CHAIRMAN JAUQUET: Aye.

17 MS. SIEGEL: Thank you.

18 CHAIRMAN JAUQUET: Thank you.

19 Okay. Item #4, discussion and possible  
20 motion on use evaluation application for  
21 Crinoline Fashion Boutique, Ltd. The Boutique  
22 owner, Carrie Tintle, intends to rent the first  
23 floor retail space at 449 Main Street. The newly  
24 renovated store is currently vacant. The  
25 building is located in the Commercial Retail

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1 District. Is Carrie here?

2 MS. TINTLE: Yes.

3 CHAIRMAN JAUQUET: Hi.

4 MS. TINTLE: Hi.

5 CHAIRMAN JAUQUET: I think you could just  
6 give us a general summation of what -- of what  
7 you're going to sell there, and when you would  
8 like to open, your timeline, and that kind of  
9 thing.

10 MS. TINTLE: Okay. I plan on opening in  
11 March. I'm going to do women's fashion. There  
12 will be some men's items. What I have on is an  
13 item that I'm going to sell.

14 CHAIRMAN JAUQUET: Okay, good.

15 MS. TINTLE: I would like to carry some  
16 shoes. Really, what I intended to try and do is  
17 I want to have a lifestyle store for women, where  
18 she can go last-minute shopping to go to a  
19 wedding and be able to buy everything at one  
20 store, including stockings, undergarments and  
21 shoes, jewelry, cologne. I would like to carry  
22 my skincare product that I've been using for --

23 CHAIRMAN JAUQUET: I see. Yeah, okay. And  
24 let's see. I looked at that. Did any of the  
25 other Board Members have --

1 MR. BURNS: It's certainly an appropriate  
2 looking building for what you want to do.

3 MS. TINTLE: Yes, it is a very nice  
4 building.

5 MR. DOWLING: The only thing I see really  
6 missing from your site plan is any kind of  
7 signage, or anything like that. Are you planning  
8 on having anything outside, or the front porch?

9 MS. TINTLE: Dave Breyer has his  
10 application before the Board, and I believe that  
11 I'm going to tag along with him. It's going to  
12 be his sign, then mine will be underneath it.  
13 But I want to try to keep, you know, the signage  
14 similar to one another.

15 MR. DOWLING: Who's David Breyer?

16 MR. SALADINO: Murray.

17 MS. TINTLE: Murray? Oh, I'm sorry,  
18 Murray. Sorry.

19 MS. WINGATE: Dave Murray has gone for  
20 Historic. Dave is on the second floor, Carrie  
21 would be on the first floor. He's got Historic  
22 approval to have a post -- a detached post sign  
23 in the front yard. So she's just going to use  
24 his size, his colors, his shaping on it.

25 MR. DOWLING: What's his business? Is this

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1 a new business?

2 MS. WINGATE: Dave's Construction, is this,  
3 on the second floor?

4 MR. DOWLING: Has it been there? I'm not  
5 familiar with it.

6 MS. WINGATE: It's been there.

7 MR. DOWLING: Okay. So it's going to be  
8 basically one sign with both?

9 MS. TINTLE: Yes.

10 CHAIRMAN JAUQUET: I think we can approve  
11 this.

12 MR. DOWLING: We can definitely accept the  
13 application.

14 CHAIRMAN JAUQUET: This one, we can approve  
15 this, just with the condition that we get a look  
16 at the sign, you know.

17 MR. DOWLING: That's pretty straightforward.

18 MR. BURNS: That's the only thing missing.

19 MR. DOWLING: Yeah.

20 CHAIRMAN JAUQUET: Okay. I'm going to

21 motion that we accept this application with the  
22 condition that we get a look at and agree with  
23 the signage. That would be the only condition.  
24 Do I have a --

25 MR. MC MAHON: I second that.

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1 CHAIRMAN JAUQUET: A second? All in favor?

2 MR. BURNS: Aye.

3 MR. DOWLING: Aye.

4 MR. MC MAHON: Aye.

5 CHAIRMAN JAUQUET: Aye.

6 MS. TINTLE: Thank you.

7 CHAIRMAN JAUQUET: Okay. Good luck.

8 MS. TINTLE: Thank you.

9 CHAIRMAN JAUQUET: Item #5 is discussion on  
10 an application for presubmission conference. The  
11 new owner of Sterling Square, Brent Pelton,  
12 intends to submit an application for a site plan  
13 review of 300-308 Main Street. The submission  
14 will propose the rehabilitation and renovation of  
15 the Restaurant located within Sterling Square  
16 with the intention of using the second floor

17 storage attic space for an Inn. The proposed  
18 floor plans have indicated the possibility of  
19 five rental rooms. The property is located  
20 within the Commercial/Retail District; Section 4,  
21 Block, Lot 29.1.

22 MR. PELTON: Hi. Good evening. I'm sorry  
23 that I lost so many people here.

24 (Laughter)

25 But, hopefully, that means that this is --

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1 MR. SWISKEY: Better off.

2 MR. PELTON: -- a less controversial  
3 proposal. I'm joined here with Rob Brown, my  
4 Architect, and Amy.

5 MS. MARTIN: Amy Martin.

6 MS. PELTON: Amy Martin, who's working in  
7 this process.

8 CHAIRMAN JAUQUET: Okay.

9 MR. PELTON: I recently closed on Sterling  
10 Square. I'm captivated by it. I love the  
11 property. I visited it probably five years ago,  
12 six years ago for dinner and fell in love with

13 it, and spent a year working on buying it. I'm  
14 thrilled to own it, to be a part of Greenport.  
15 I love the wineries, love the water, love the  
16 open spaces, the farms.

17 And trying to figure out the best way to  
18 utilize the space. It's zoned Village  
19 Commercial, which I think is terrific. We have  
20 public water, public sewer. And in going through  
21 the restaurant space, the Square has always been  
22 very dependent on that back restaurant, and it  
23 lives and dies by that back restaurant, and I  
24 would like to diversify the income on it.

25 And when I purchased it, you'd go upstairs

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1 and there was an enormous office and a vacant  
2 space, and then a bunch of storage where stuff  
3 went to die.

4 (Laughter)

5 And, really, like it was scary, and like  
6 you never -- you didn't know what was up there.  
7 And I inquired as to putting residential up  
8 above, and was told the only way to do it is to

9           sprinkle the building. And in speaking with  
10           experts, it makes a lot of sense to sprinkle the  
11           building, and to put residential up -- to put  
12           rooms up above.

13                    So what I'm proposing is an historically  
14           appropriate restaurant and inn. There's about  
15           2200 square feet above. I was told that you  
16           could get about seven rooms in. I'm seeking  
17           approval for five nice-sized, well-done,  
18           well-done rooms. I'm working with a designer  
19           that I've worked with before, as well as an  
20           architect here. I've had John Condon out. I  
21           went through the building when I was purchasing  
22           it with Bob O'Brien. So two structural engineers  
23           have gone through, they say that we can do this.  
24           I've had Bruce (phonetic), the sprinkling  
25           contractor out. We're working on a plan there.

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1                    I'd really like to clean up the building  
2           and have it be historically appropriate, work  
3           with the Village.

4                    I understand that there's issues with night



5 -- with dark skies, making sure that the signage  
6 is appropriate. As much as my next door  
7 neighbors at Fairweather Brown would like for me  
8 to install flashing neon lights and such. I just  
9 don't think that that --

10 CHAIRMAN JAUQUET: You know, I was going to  
11 say, they have that new billboard in Times  
12 Square. It's a block long.

13 MR. PELTON: It's massive. But --

14 MS. MARTIN: Just like the one outside.

15 MR. PELTON: I think that we want to be  
16 good neighbors. I've showing the designs that  
17 I'm submitting around to Donna, who owns Ruby's  
18 Cove, Matt from 1943 Pizza, Michael over at  
19 Vintage, Greenport Harbor Brewery guys, Ian and  
20 Rosalie of the Little Creek Oysters, and Carol at  
21 the Gallery Hotel. Working with a local  
22 architect, I really wanted -- really wanted to  
23 fit in and be a good neighbor here.

24 So I don't know what else I'm supposed to  
25 say, but I'm submitting a packet of some sketches

1 and --

2 MR. BROWN: I'm just here to answer your  
3 questions.

4 MR. PELTON: We're here to answer your  
5 questions, if you have any.

6 MR. BURNS: What does an inn imply, as  
7 opposed to a B&B or just a restaurant?

8 MR. PELTON: I think it would legally be a  
9 hotel.

10 MS. WINGATE: That means that it's  
11 monitored by the County, unlike the B&Bs are  
12 limited to three rooms and they're monitored by  
13 the Village. An inn is a County-authorized  
14 entity.

15 MR. BURNS: What do they have to say about  
16 how many rooms he's got, and the configuration of  
17 this place?

18 MS. WINGATE: It's somewhat like -- it's  
19 Health Department approval, so the Health  
20 Department will come in and make sure that it's  
21 handicapped compliant, it meets building code,  
22 it's fire -- it's got fire ratings. It's just  
23 another level of review.

24 MR. BURNS: Handicapped compliant,  
25 meaning --

1 MR. DOWLING: Would he have to have an  
2 elevator?

3 MR. BURNS: -- he's going to have an  
4 elevator?

5 MS. WINGATE: I don't know yet. I haven't  
6 really researched it.

7 CHAIRMAN JAUQUET: Rob probably knows that.  
8 I mean, at least as an architect. What's the --

9 MR. BROWN: As the preliminary --

10 CHAIRMAN JAUQUET: Preliminary, yeah.

11 MR. BROWN: -- review that I have done,  
12 it's my opinion that it being less than 3,000  
13 square feet, it's not necessary.

14 CHAIRMAN JAUQUET: Oh. What is the square  
15 footage?

16 MR. BROWN: One of the rooms -- one of the  
17 rooms will have to be built in an accessible  
18 manner. There's a sort of an intermediate state  
19 somewhere between wheelchair accessible and  
20 nonaccessible. That is sort of the gray area  
21 that we would be dealing with.

22 CHAIRMAN JAUQUET: Who determines that, do  
23 you think, in the end?

24 MR. BROWN: It's the State Building Code.

25 CHAIRMAN JAUQUET: Oh, you're right, okay.

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1 The building is --

2 MR. BURNS: The Health Department monitors  
3 that?

4 MR. BROWN: I'm sorry?

5 MR. BURNS: And the Health Department  
6 monitors that?

7 MR. BROWN: Yes.

8 CHAIRMAN JAUQUET: Right. How big -- this  
9 is -- when you say 3,000 feet, isn't this --  
10 isn't this building more than 3,000?

11 MR. DOWLING: Maybe the one floor that's  
12 going to be the hotel, probably. That this  
13 is the whole building or the second floor?

14 MR. BROWN: Just the second floor.

15 CHAIRMAN JAUQUET: The said use.

16 MR. BROWN: Just the floor in question.

17 And I believe, off the top of my head, it's about

18 2400 square feet, something like that.

19 CHAIRMAN JAUQUET: Because that's what --

20 John?

21 MR. DOWLING: Would you have --

22 CHAIRMAN JAUQUET: That's what you said, 24

23 or 22.

24 MR. PELTON: I said 22.

25 CHAIRMAN JAUQUET: Twenty-two.

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1 MR PELTON: But it's wider in one part than  
2 the other, so --

3 MR. BROWN: It's somewhere in that range.

4 MR. DOWLING: Just looking at your plan and  
5 sort of the profile you have here, the side study  
6 there, is downstairs going to be broken up?  
7 Because you don't have a first-floor layout here.

8 CHAIRMAN JAUQUET: Yeah, I was just going  
9 to ask that.

10 MR. DOWLING: Are you going to have a  
11 certain portion of the restaurant now going to  
12 become part of like a lobby, or something, then?

13 CHAIRMAN JAUQUET: Front desk.

14 MR. BROWN: Really, as I understand it, the  
15 intention is we're creating a new entrance and  
16 staircase, because the staircase going up to the  
17 second floor now would not comply with anything.

18 CHAIRMAN JAUQUET: Yeah.

19 MR. BROWN: And create just maybe a small  
20 lobby space downstairs, but would not have a  
21 significant impact on the restaurant.

22 CHAIRMAN JAUQUET: Oh, that would be  
23 contiguous, or that would be below where you've  
24 got the stairs up right now?

25 MR. BROWN: Yes.

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1 MR. DOWLING: And the door would be moved  
2 to be right here.

3 CHAIRMAN JAUQUET: Yeah. But this is  
4 preliminary.

5 MR. DOWLING: Yes.

6 CHAIRMAN JAUQUET: So the next time we'll  
7 see the whole layout. And then somehow that  
8 lobby articulates with the -- getting into the  
9 restaurant somehow. I don't know, maybe not.

10 MR. PELTON: The restaurant entrance is --

11 CHAIRMAN JAUQUET: I'm just asking.

12 MR. PELTON: The restaurant entrance is on  
13 the front where the existing entrance is.

14 CHAIRMAN JAUQUET: That yellow door?

15 MR. DOWLING: That would be down here on  
16 the side.

17 MR. PELTON: The yellow door is the side.

18 MR. DOWLING: So facing the west.

19 CHAIRMAN JAUQUET: Right.

20 MR. BROWN: We have been discussing the  
21 possibility of creating another door at the  
22 bottom of the stairs for guests to be able to  
23 access the restaurant directly.

24 CHAIRMAN JAUQUET: Right, right.

25 MR. BROWN: Of course, that involves

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1 various State Building Codes, involving Fire  
2 separations, and so forth.

3 CHAIRMAN JAUQUET: So you retain the  
4 outdoor dining, which is a big deal.

5 MR. PELTON: Exactly.

6 CHAIRMAN JAUQUET: Yeah.

7 MR. PELTON: But --

8 CHAIRMAN JAUQUET: You're bringing in a new  
9 chef? That whole thing is going to -- how  
10 sophisticated is that going to be?

11 (Laughter)

12 MR. PELTON: I'm talking. I'm talking.  
13 I'm looking for the right fit. So I want whoever  
14 goes in there to stay there and do great things  
15 here, so --

16 CHAIRMAN JAUQUET: Some sort of  
17 personality, like they -- I don't know. You  
18 don't --

19 MR. PELTON: Absolutely.

20 CHAIRMAN JAUQUET: Yeah. I mean, you know,  
21 the sky's the limit these days.

22 MR. PELTON: How are you at cooking?

23 MR. BURNS: It looks to me like a creative  
24 way to make that property work.

25 MR. PELTON: I sure hope so. I think that

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1 it brings people to the downtown core. I think



2           that it brings people here to spend money, and  
3           eat at the restaurants, and purchase things. I  
4           just think that it works.

5           MR. DOWLING: On your site plan there, is  
6           that going to be like a clapboard, to get rid of  
7           the stucco that's on there now?

8           MR. PELTON: That's what -- that's what the  
9           plan is, yes. That's what the hope is. I love  
10          natural wood, but Rob says I really need to go  
11          with this.

12          MR. BROWN: We were talking about the  
13          possibility of Hardie board, which is a fire  
14          retardant cementitious material that looks very,  
15          very similar to clapboard. So we're going back  
16          and forth about the pros and cons.

17          MS. MARTIN: That would be the material  
18          that's used at Vines and Branches on that  
19          building at the end. It looks like clapboard.

20          CHAIRMAN JAUQUET: Doesn't -- when you go  
21          into Riverhead Lumber, isn't that what they have  
22          on their building over here, too?

23          MR. BROWN: They probably do, yes.

24          CHAIRMAN JAUQUET: I'm pretty sure they  
25          have it.

1 MR. BROWN: Yes.

2 CHAIRMAN JAUQUET: It's a composite.

3 MR. BROWN: It's commonly used for  
4 commercial --

5 CHAIRMAN JAUQUET: It's a little bit of a  
6 texture. You know, it doesn't look flat.

7 MR. BROWN: Exactly. It's very similar to  
8 the clapboard look, and it's preferred in a lot  
9 of commercial applications because of its fire  
10 resistance.

11 CHAIRMAN JAUQUET: And it's low  
12 maintenance.

13 MR. BROWN: Yes.

14 CHAIRMAN JAUQUET: No maintenance, as  
15 opposed to, Alaskan yellow birch, or something.

16 MR. BROWN: Yeah. Any cedar is going to  
17 require some degree of treatment and maintenance.

18 CHAIRMAN JAUQUET: So it won't -- so it  
19 won't be something you'd find out in East Hampton  
20 on Georgica Pond, or some other exotic location.  
21 Okay.

22 MR. DOWLING: I think it looks really nice.

23 It's a --

24 CHAIRMAN JAUQUET: Yeah.

25 MR. DOWLING: I mean, it just -- because

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1 right now, I mean, the building that's there now  
2 isn't exactly -- doesn't have any eye appeal to  
3 me. And I think that it will be an improvement  
4 for that area of the town, and it, hopefully,  
5 will get more people that -- you know, there's  
6 shops up there, we have somebody who just left,  
7 is opening up a new shop up the road there. It's  
8 kind of -- some of us here refer to that area as  
9 the retail dead zone.

10 CHAIRMAN JAUQUET: Where is that?

11 MR. DOWLING: The upper Main Street there.

12 CHAIRMAN JAUQUET: Oh, up there.

13 MR. DOWLING: And, you know, I think any  
14 improvement there could help, you know, the other  
15 merchants there.

16 CHAIRMAN JAUQUET: Well, certainly, if it  
17 works, and it's a popular restaurant, you know, a  
18 destination like that, you know, can't go wrong.

19 I mean, people just go there and don't care where  
20 it is. So, I mean, that's the nature.

21 MR. DOWLING: But I think, also, really  
22 improving the look of the neighborhood is really  
23 going to help out, too.

24 CHAIRMAN JAUQUET: And that tree, is that  
25 a -- is that tree really the tree that's there?

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1 MR. PELTON: That's the beech tree.

2 CHAIRMAN JAUQUET: The beech?

3 MR. PELTON: And I am --

4 CHAIRMAN JAUQUET: Because that's a big  
5 old -- it's a big -- it's a huge thing.

6 MR. PELTON: Oh, yeah. It's amazing. It's  
7 an amazing beech tree and --

8 CHAIRMAN JAUQUET: So what are you going to  
9 with that?

10 MR. DOWLING: Cut it down (laughter).

11 CHAIRMAN JAUQUET: I mean, you trim it or --

12 MR. PELTON: The property insurance company  
13 is requiring me to trim the trees in the square.  
14 So I'm contracted with Johnson Tree in Orient

15 to -- I think. Is it Mike Johnson?

16 MS. MARTIN: Yes.

17 MR. PELTON: But to --

18 CHAIRMAN JAUQUET: To enhance its --

19 MR. PELTON: To enhance it.

20 CHAIRMAN JAUQUET: -- its appearance.

21 MR. PELTON: It's going to be beautiful,  
22 you know, if you trim it up a little bit.

23 CHAIRMAN JAUQUET: That's interesting.

24 MR. PELTON: I liken it to the dentist who  
25 doesn't pull many teeth. He said that he'll do

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1 the best job possible without destroying the  
2 tree.

3 CHAIRMAN JAUQUET: And what about the --  
4 does the dining room get renovated, and gutted,  
5 and redone?

6 MR. PELTON: I don't know about gutted. It  
7 will look -- it's going to look better, but  
8 that's --

9 CHAIRMAN JAUQUET: Right. It was just a  
10 question.

11 MR. PELTON: Yeah.

12 MR. BURNS: I don't see a pumpout station.

13 (Laughter and Applause)

14 AUDIENCE MEMBER: Very good.

15 MR. PELTON: Mr. Burns, would you like me  
16 to install a pumpout station?

17 CHAIRMAN JAUQUET: Yes, over on the other  
18 side of town.

19 MR. BROWN: I live right around the corner,  
20 so whatever.

21 CHAIRMAN JAUQUET: All right. So what do  
22 we do with this?

23 MR. DOWLING: It's a presubmission, so --

24 MR. BROWN: This is also our presubmission,  
25 so if you can -- if you can close the

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1 presubmission, then we'll prepare the drawings  
2 for him.

3 CHAIRMAN JAUQUET: I see.

4 MR. DOWLING: I'm fine with that. That's  
5 fine.

6 CHAIRMAN JAUQUET: Devin, do you have

7 any -- I mean, I don't --

8 MR. DOWLING: Eileen, you see no issues as  
9 far as an inn being there, right? It all fits  
10 into the zoning and everything?

11 MS. WINGATE: It fits very well into the  
12 zoning.

13 CHAIRMAN JAUQUET: Yeah, I think it's a  
14 great idea.

15 Okay. So then I'm going to motion to close  
16 this presubmission conference for the new owner  
17 of Sterling Square, and this idea for 300-308  
18 Main Street. Do I have a second?

19 MR. DOWLING: Second.

20 MR. BURNS: Second.

21 CHAIRMAN JAUQUET: All in favor?

22 MR. BURNS: Aye.

23 MR. DOWLING: Aye.

24 MR. MC MAHON: Aye.

25 CHAIRMAN JAUQUET: Aye.

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1 MR. PELTON: Thank you all.

2 MS. MARTIN: Thank you.

3 CHAIRMAN JAUQUET: Thank you.  
4 Okay. So #5.  
5 MS. WINGATE: Where are we?  
6 CHAIRMAN JAUQUET: Okay. So Item #5 is a  
7 motion to schedule the next work session for  
8 December 18th, 2014. Do I have a second?  
9 MR. BURNS: Second.  
10 CHAIRMAN JAUQUET: All in favor?  
11 MR. BURNS: Aye.  
12 MR. DOWLING: Aye.  
13 MR. MC MAHON: Aye.  
14 CHAIRMAN JAUQUET: Aye.  
15 Okay. Motion to adjourn. Do I have a  
16 second.  
17 MR. DOWLING: Second.  
18 MR. BURNS: Second.  
19 CHAIRMAN JAUQUET: All in favor?  
20 MR. BURNS: Aye.  
21 MR. DOWLING: Aye.  
22 MR. MC MAHON: Aye.  
23 CHAIRMAN JAUQUET: Aye.  
24 (Whereupon, the meeting was concluded at  
25 6:08 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 November 20, 2014.

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 7th day of December, 2014.

\_\_\_\_\_  
Lucia Braaten

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