1	VILLAGE OF GREENPORT
2	PLANNING BOARD
3	WORK AND REGULAR SESSION
4	December 18, 2014
5	5:00 p.m.
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8	Meeting held at the Greenport Firehouse
9	236 Third Street, Greenport, New York 11944
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12	Appearances:
13	Peter Jauquet – Chairman
14	Bradley Burns
15	Chris Dowling
16	
17	
18	Joseph Prokop, Village Attorney
19	Eileen Wingate, Village Building Inspector
20	
21	

Work and Regular Session 12/18/14

1	(whereupon, the meeting was called to order
2	at 5:12 p.m.)
3	CHAIRMAN JAUQUET: This is the December
4	18th, 2014 work and regular session meeting of
5	the Planning Board of the Village of Greenport.
6	Item #1 is continued discussion and a
7	possible motion, dependent upon the conclusions
8	of the ZBA on an application for a use evaluation
9	of the North Fork fish facility located at 414
10	First Street. The ZBA may be forwarding an
11	opinion on the use variance. Section District
12	1001, Section 4, Block 7, Lot 5.
13	I guess we haven't gotten their opinion on
14	the fish house at this point, so we're going to
15	pass on this one. I don't know if there's any
16	there wouldn't really be any continued discussion
17	anyway, so

18	MR. BURNS: No.
19	MR. DOWLING: No, not until we get their
20	CHAIRMAN JAUQUET: Right. Okay.
21	MR. DOWLING: Motion to table it?
22	MR. BURNS: Table it.
23	CHAIRMAN JAUQUET: Okay.
24	MR. BURNS: Second.
25	CHAIRMAN JAUQUET: So table it; second.
	Work and Regular Session 12/18/14
1	All in favor?
2	MR. BURNS: Aye.
3	MR. DOWLING: Aye.
4	CHAIRMAN JAUQUET: Aye.
5	Item #2 is further discussion on an

3 MR. DOWLING: Aye.
4 CHAIRMAN JAUQUET: Aye.
5 Item #2 is further discussion on an
6 application for a site plan review for a new
7 structure to be located at -- on Sterling Street.
8 The owner is Osprey Zone Marina, whose principal
9 is Paul Henry. The applicant is Robert Brown,
10 Architect, P.C.
11 The point of discussion is compliance with
12 the existing site plan that was approved, but

the existing site plan that was approved, but
where a pumpout specification on the plan had not

14	been installed.
15	Now, should I read this or
16	MS. WINGATE: I don't think you have to.
17	CHAIRMAN JAUQUET: I mean, I haven't read
18	this yet. So this is from did you guys see
19	this?
20	MR. DOWLING: No.
21	CHAIRMAN JAUQUET: I could just read this
22	out loud, right? Okay.
23	So we were given a note here from Amy
24	Martin, who's the Permit Agent for Osprey on this
25	property, and it's dated today, for tonight's

1 meeting. It is to the Building Department, to 2 Eileen. And it says: 3 "As per our conversation, we were surprised to see both Stirling Square and Osprey on 4 tonight's agenda. Our presubmission conferences 5 on both were closed at the last meeting, and 6 neither have made applications to the Board for 7 further consideration. We plan to have Stirling 8 submitted by January 13th, and await info from 9

10 Mr. Henry and his Attorney on when their application is to be submitted. 11 12 Please convey our concern to the Planning 13 Board that these should not have been on the 14 published agenda. As a former member of the 15 Planning Board, I feel this is poor practice, and 16 may cause inconvenience to the public who wish to attend these conversations when these 17 18 conversations continue. We expect neither 19 application will be discussed further publicly 20 until the formal applications have been made." 21 That doesn't really address what we have on 22 the Planning Board for Osprey, but -- and I put 23 that on there, because I'm not sure what the --24 how the pumpout should -- how we should proceed

Work and Regular Session 12/18/14

on that. And I just wanted to discuss that with

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you before I possibly call Osprey to find out why
that pumpout isn't in there because of the plans.

MR. DOWLING: But it is definitely on the
site plan.

5 CHAIRMAN JAUQUET: Well, it's on the site

6 plan, yeah. And, you know, there might be a -- I 7 didn't understand. I didn't really get a good 8 reason last time, you know, because we were 9 discussing, you know, more than just that. So I 10 didn't really come away from it with what he actually -- why he didn't but that in, and maybe 11 12 there's a reason. That's all I'm saying. So 13 maybe --14 MR. DOWLING: He said his reason was he said he didn't know he had to. 15 CHAIRMAN JAUQUET: Well, yeah. 16 17 MR. DOWLING: Even though the guys who were 18 right here said that he knew. CHAIRMAN JAUQUET: Yeah. 19 20 MR. DOWLING: Either way, if it's on the --21 CHAIRMAN JAUQUET: Well, I --22 MR. DOWLING: If it's on the site plan, 23 he's got to put it in.

Work and Regular Session 12/18/14

CHAIRMAN JAUQUET: Yeah. I thought that if

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he can put it in -- I think there may be

- 2 MR. BURNS: Sewer.
- 3 CHAIRMAN JAUQUET: the sewer system.
- 4 And, you know, that doesn't mean he couldn't have
- 5 done that, you know.
- 6 MR. DOWLING: Yeah. I think the problem we
- 7 have here is that he it was on the site plan,
- 8 saying he was supposed to do it.
- 9 CHAIRMAN JAUQUET: Right.
- 10 MR. DOWLING: And then he didn't do it,
- saying, "Oh, it was just too difficult. I'd have
- to do this mobile cart," and all this stuff. He
- said he was going to do it, and then he said, "It
- 14 was too difficult, I'm not doing it."
- 15 CHAIRMAN JAUQUET: Right.
- 16 MR. DOWLING: You know, my feeling is --
- 17 CHAIRMAN JAUQUET: So I was thinking
- 18 that --
- 19 MR. DOWLING: —— and we've taken a lot of
- other people through the ringer and said if it's
- on the site plan, it's got to be installed.
- They've got to conform with the previous site
- plan before they ask for another one.
- 24 CHAIRMAN JAUQUET: Right.
- 25 MR. DOWLING: Now, for him to say that "I'm

Т	going to I iii putting it in the next site
2	plan," it's on the next site plan, I mean, so
3	far, he's proven that he can't put everything on
4	the site plan.
5	CHAIRMAN JAUQUET: Right.
6	MR. DOWLING: You know, so I don't know.
7	Do we believe him that he's actually going to put
8	it in?
9	CHAIRMAN JAUQUET: Well, so I was thinking,
10	you know, I'll call him and find out what his
11	thinking is. And it could be that he hooks up to
12	the sewer system as part of his pumpout scheme
13	before he does anything else, before that
14	application comes in. Like Amy Martin is
15	saying
16	MR. DOWLING: Right.
17	CHAIRMAN JAUQUET: it's not in yet, you
18	know, whatever. So I guess I'll do you think
19	the thing to do is to call him?
20	MR. DOWLING: Yeah, I mean, call him.
21	CHAIRMAN JAUQUET: Yeah. And then we I
22	don't know. Then I'll just tell you what

24 table it. 25 CHAIRMAN JAUQUET: Okay. So what am I Work and Regular Session 12/18/14 8 1 supposed to do to Amy? Do I have to respond to 2 this? 3 MR. PROKOP: I would respond to it. I mean, all I --4 5 CHAIRMAN JAUQUET: I mean, she could say 6 whatever she wants. 7 MR. PROKOP: What is the status of the 8 application in Stirling Square? 9 CHAIRMAN JAUQUET: Well, there was a possibility that -- you know, I still have 10 11 questions about the old -- the old -- the 12 existing site plan at Osprey, and that, you know, 13 that's different from what she's saying in this 14 letter. And the ZBA is imminently coming up with 15 a decision on the Fish House. So, if -- you 16 know, it wasn't a -- we were not remiss in 17 putting that on the agenda. MR. PROKOP: I mean, Stirling Square and 18

MR. BURNS: In the meantime, I move we

19	Osprey Zone, are we waiting for information from
20	both of those applicants?
21	CHAIRMAN JAUQUET: Yeah. Well, we're
22	awaiting information on these applications, not
23	from the applicants. Well, in one case, yes. On
24	the pumpout on Osprey, yes, we're waiting
25	we're talking about this issue that exists on an
	Work and Dogular Soccion 12/19/14
	Work and Regular Session 12/18/14

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1 existing site plan, not the one that's --2 MR. DOWLING: I guess we are in between the 3 presubmission --4 CHAIRMAN JAUQUET: Yeah, so we're still discussing it. 5 6 MR. DOWLING: -- conference and the actual 7 application phase. MR. PROKOP: Oh. 8 9 MR. DOWLING: So he hasn't submitted an 10 application yet. 11 MR. PROKOP: I would -- what I would do is I would send a letter to her saying that, 12 "Pursuant to your request, the matters have been 13

removed from the future agendas of the Planning

15	Board. Please let us know when you would like to
16	have these applications considered." And just
17	get it off our I mean, that would be my
18	recommendation, just get it off of our agenda so
19	they don't keep carrying along.
20	CHAIRMAN JAUQUET: Yeah.
21	MR. BURNS: I move we do that.
22	CHAIRMAN JAUQUET: Huh?
23	MR. BURNS: I move we do that.
24	MR. DOWLING: Okay.
25	CHATRMAN TAHOHET: Do what?

1	MR. BURNS: Have the
2	CHAIRMAN JAUQUET: Remove these from the
3	MR. DOWLING: Remove this from the agenda
4	until they submit an application.
5	MR. BURNS: Joe will write us a letter.
6	MR. PROKOP: Peter can.
7	MR. BURNS: Peter?
8	MR. PROKOP: Yeah.
9	CHAIRMAN JAUQUET: Write a letter?
10	MR. PROKOP: Telling her that the Planning

11	Board voted to remove these from the agenda
12	until you know, "Please, let us know when you
13	would like to have further consideration on these
14	matters."
15	CHAIRMAN JAUQUET: Yeah, but the an
16	issue with one of them is still is on the
17	agenda.
18	MR. DOWLING: Well, the Board
19	technically, until they submit an application.
20	CHAIRMAN JAUQUET: Oh.
21	MR. DOWLING: We just have an issue with
22	that property.
23	MR. BURNS: We can't do anything until they
24	come forward with something.
25	CHAIRMAN JAUQUET: Yeah, but what about

- compliance with the existing site plan?
  That's --
- 3 MS. WINGATE: We can give it to the Code
- 4 Enforcement Officer.
- 5 MR. PROKOP: So there's no -- that's the
- 6 problem. Which one is that?

7	CHAIRMAN JAUQUET: Osprey.
8	MR. DOWLING: That's Osprey
9	MR. PROKOP: Okay. So what I would do is I
10	would keep Osprey Zone on, because there's a
11	potential of a violation of the existing site
12	plan.
13	CHAIRMAN JAUQUET: Okay.
14	MR. PROKOP: So I would keep Osprey Zone.
15	So the letter that I'm recommending is to notify,
16	"Please" you know, "Please be informed that
17	the Planning Board voted to remove Stirling
18	Square from the Planning" "future Planning
19	Board agendas. Please" "please, let us know
20	when the applicant would like further
21	consideration on this application."
22	And then the second paragraph would be,
23	"With regard to Osprey Zone, the Planning Board
24	intends to keep this matter on the agenda due to
25	a" "due to the potential for a site plan

- violation."
- 2 CHAIRMAN JAUQUET: Okay.

3	MR. PROKOP: And then we should give it
4	to we should
5	CHAIRMAN JAUQUET: Am I writing that
6	letter, or are you?
7	MR. PROKOP: I think that you should do it.
8	CHAIRMAN JAUQUET: Okay.
9	MR. PROKOP: I mean, I don't think it has
10	to come from an attorney. And then or an
11	email. And then and then I think you should
12	also say that the Osprey Zone matter has been
13	referred to Code Enforcement for review. If you
14	shoot me an email, I'll respond with the
15	language.
16	CHAIRMAN JAUQUET: Okay.
17	MR. PROKOP: To do everything.
18	CHAIRMAN JAUQUET: Okay, that sounds good.
19	MR. PROKOP: So what I so what I just
20	said, I would make a motion to if everybody
21	agreed to that, I would make a motion to do that,
22	if that's okay.
23	CHAIRMAN JAUQUET: All right. I'm going to
24	make a motion. Do we have well, I guess we

should make a motion on each one, right?

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1
               MR. PROKOP:
                           Sure, you can do that.
2
               CHAIRMAN JAUQUET: So, okay. I'll make a
3
         motion that we're going to take Osprey Zone off
         the agenda, the current application off the
 4
5
         agenda, until they're ready to complete their
6
         application.
7
               MR. PROKOP: I think it's Stirling Square.
8
               MR. BURNS: It's Stirling Square.
9
               CHAIRMAN JAUQUET: I mean, Stirling Square.
10
         Okay. So I'm going to make a motion to take
11
         Stirling Square off the agenda until the -- until
12
         they're finished with their application.
13
         have a second?
               MR. BURNS: Second.
14
15
               CHAIRMAN JAUOUET: All in favor?
16
               MR. BURNS: Aye.
17
               MR. DOWLING: Aye.
               CHAIRMAN JAUQUET: Aye.
18
19
               And we'll take -- then another motion I'll
20
         make to take Osprey Zone off the agenda until
21
         they're finished with the application for --
         until they're finished with the new application.
22
               MR. PROKOP: I think Osprey Zone we were
23
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Work and Regular Session 12/18/14 14 1 CHAIRMAN JAUQUET: Oh, okay. So --2 MR. DOWLING: For the site plan. 3 CHAIRMAN JAUQUET: Okay. MR. BURNS: And refer that to the --4 CHAIRMAN JAUQUET: So do we have to make a 5 6 motion to refer them to the --7 MR. PROKOP: Yes, I would. 8 MR. BURNS: Yeah. 9 CHAIRMAN JAUQUET: So I'll make a motion to refer the Osprey Zone application and the issue 10 with the existing site plan pumpout to the Code 11 12 Enforcement. Do I have a second? 13 MR. BURNS: Second. CHAIRMAN JAUQUET: All in favor? 14 15 MR. BURNS: Aye. 16 MR. DOWLING: Aye. 17 CHAIRMAN JAUQUET: Aye. 18 And let's see. So I guess we can go on to #3, which is a possible further -- oh, that's --19

going leave on for potential --

MR. DOWLING: We're going to leave on.

24

20	we just did that.
21	MR. DOWLING: Stirling Square is done.
22	CHAIRMAN JAUQUET: Item #4 is discussion
23	and possible motion to approve an application for
24	a new home on a vacant lot on Bridge Street. The
25	owner/applicant is Edward V. Werthner. The
	Work and Regular Session 12/18/14
1	project is a single-family house of approximately
2	1,575 square feet. A zoning variance is being
3	sought. This is Section 1001 District 1001,
4	Section 2, Block 2, Lot 8.4. Are they here?
5	MR. BURNS: Right here.
6	MR. WERTHNER: Yeah. I'm Ed Werthner.
7	CHAIRMAN JAUQUET: If you could get up
8	and just
9	MR. WERTHNER: Sure.
10	CHAIRMAN JAUQUET: Just explain what you're
11	doing. We have some of the materials here.
12	MR. WERTHNER: I'm trying to build a
13	historic three-bedroom house on a vacant lot, and
14	I have a variance to the front yard, 20 feet; I

think the Town says 30. And in the backyard,

16	there'll be a difference of 28 feet, 27.98 feet
17	in the back, okay? And each side will be 20 feet
18	off the house. And that's basically it. And I
19	need those variances for that project.
20	There was a deck in the original one in the
21	back, which I removed, to create a larger
22	distance between the south border of the
23	property.
24	MR. PROKOP: So this was adjourned last
25	night at the Zoning Board meeting. It was

# Work and Regular Session 12/18/14

Т	constuered. There's some changes that heed to be
2	made in the plans and then updated plans have to
3	be submitted. And so no action was taken by the
4	ZBA.
5	MR. WERTHNER: I went to Peconic Surveyors
6	and we took care of that, and I'll have a stamped
7	copy of the changes that were made, and they'll
8	be directed to the Building Department.
9	MR. BURNS: Does that conclude the ZBA
10	action? Would that
11	MR. PROKOP: No. They're going to so

12 they'll reconsider it in January. Whatever their 13 meeting is in January, they'll reconsider it, and 14 then it will come back here again. 15 CHAIRMAN JAUQUET: Okay. 16 MR. PROKOP: There's nothing we can do 17 until the ZBA makes a decision. 18 CHAIRMAN JAUQUET: I see. Okay. So we're 19 going to table this until --20 MR. BURNS: I move we table. CHAIRMAN JAUQUET: I second. All in favor? 21 22 MR. BURNS: Aye. 23 MR. DOWLING: Aye. 24 CHAIRMAN JAUQUET: Aye. 25 MR. BURNS: Thank you.

Work and Regular Session 12/18/14

- 1 MR. WERTHNER: Have a good evening.
  2 MR. BURNS: A new building is always an
  3 exciting thing.
- 4 MR. WERTHNER: We'll get there.
- 5 CHAIRMAN JAUQUET: He'll get there.
- 6 MR. WERTHNER: I'll use it as an ice
- 7 skating pond. Good night.

8	MR. BURNS: Good night.
9	CHAIRMAN JAUQUET: Thank you.
10	MR. DOWLING: Moving along here.
11	CHAIRMAN JAUQUET: Item 5 is a discussion
12	and possible motion on an application for a use
13	evaluation of applicant, Jim Olinkiewicz's
14	proposal to remodel a nonconforming multi-unit
15	dwelling building into a mixed-use
16	residential-professional use building. At the
17	request of the Planning Board, the ZBA has
18	provided an interpretation of Section
19	150-9(A)(18). The building is located at 211
20	Carpenter Street. The property is zoned CR,
21	Commercial Retail; District 1001, Section 4,
22	Block 10, Lot 11.
23	So they clarified the
24	MR. DOWLING: Did you get that?
25	CHAIRMAN JAUQUET: Yeah. Did you see

1 MR. DOWLING: Right. I got that email.
2 But was it signed and everything, is that all
3 official?

4	MS. WINGATE: Yes, all signed, all
5	official.
6	CHAIRMAN JAUQUET: Yeah.
7	MR. BURNS: So they say it's allowable.
8	CHAIRMAN JAUQUET: They said, "The Zoning
9	Board of Appeals of the Village of Greenport
10	determines, after due deliberation and discussion
11	about the request for an interpretation of the
12	language of Section 150-9(A)(18), 'existing as of
13	July 1st, 2002,' refers to the existence of a
14	building and not the existence of a business
15	activity on that property or the apartment
16	itself." So that to me sounds like it's a clean
17	slate and they can do a CR use, which allows
18	MR. PROKOP: They determined that the
19	there's a reference in the code that something
20	had to be preexisting before 19 2001. And
21	what the ZBA determined was, by the
22	interpretation, was that it was that the building
23	had to be preexisting, not the apartment.
24	MR. DOWLING: Not the use.
25	CHAIRMAN JAUQUET: Not the use, right. So

- that's what's not --
- 2 MR. PROKOP: So they're clear to go back to
- 3 whatever the code uses are for CR.
- 4 CHAIRMAN JAUQUET: Right. And mixed use is
- 5 allowed; is that right?
- 6 MS. WINGATE: Yes.
- 7 CHAIRMAN JAUQUET: So are we ready to --
- 8 MR. BURNS: Is there any other impediment
- 9 to our approving Mr. Olinkiewicz's proposal?
- 10 MR. PROKOP: Did he submit it? Is there
- 11 any submitted?
- MR. BURNS: Do we have it submitted?
- 13 MS. WINGATE: Sure.
- 14 CHAIRMAN JAUQUET: Yeah, there was. Yeah.
- I don't have it in front of me, but that's what
- 16 we looked at last time.
- 17 MS. WINGATE: Wait, wait. It was --
- it goes back to October. Here are his plans.
- 19 Here's the application. You can borrow these.
- You want a copy, too?
- MR. BURNS: October 17th.
- 22 CHAIRMAN JAUQUET: Right.
- 23 MS. WINGATE: Here's the survey.
- 24 CHAIRMAN JAUQUET: I'll look at yours to

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#### Work and Regular Session 12/18/14

1 there was an issue with the right-of-way, 2 which --3 MR. BURNS: Yeah. 4 MR. PROKOP: -- no one gets to use the 5 parking anymore. MR. PROKOP: Yeah, that was the issue. 6 7 There was the side — there was a problem with 8 the parking lot. 9 CHAIRMAN JAUQUET: And so your plan is --10 let's just talk about this for a second. 11 MR. OLINKIEWICZ: James Olinkiewicz, 211 12 Carpenter Street. Merry Christmas, Happy New 13 Year, right? May everybody have a holiday -- a 14 Happy Holiday. Now business. 15 So my intention is to put an office 16 professional downstairs, as which is acceptable 17 usage in the code for the CR District. There is 18 no off-street parking requirements, because the building is prior to 1991. 19

With the interpretation from the Zoning

21	Board, I am the building, because it is prior
22	to 2002, is able to have an accessory apartment
23	upstairs. So I filed the plans for a commercial
24	use on the first floor with an accessory
25	apartment upstairs.

I have not tracked down a renter for the

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2 first floor. I've talked to a few people about it, but I needed to find out what the 3 determination from the ZBA was before I decided 4 5 to sign on a commercial business. And we'll have to come back here to see you guys for a use 6 7 application once we -- once I find out who's 8 going to rent the place. 9 CHAIRMAN JAUQUET: Right. 10 MR. OLINKIEWICZ: But I came here just to 11 go over the ability to make -- build an apartment 12 upstairs, as well as the usage downstairs for the commercial usage, which, according to the zoning, 13 14 I'm able to do so. MR. BURNS: Well, maybe our concern would 15

be the site plan itself, avoiding --

17	MR. OLINKIEWICZ: It does say
18	MR. BURNS: Avoiding the right-of-way
19	and
20	MR. OLINKIEWICZ: Well, the zoning code
21	says for the apartment upstairs, "Notwithstanding
22	anything in Chapter 150 to the contrary,
23	accessory apartment dwelling units, as permitted
24	by the subsection, shall not be subject to site
25	plan approval." So being that it's definitively

# Work and Regular Session 12/18/14

1	in the code that we just went to the ZBA for to
2	find out in this Section —— where am I at ——
3	150.9, for the approval to have the apartment
4	upstairs, it also states clearly that I don't
5	have to have site plan approval for that
6	apartment.
7	MR. BURNS: You've got a right-of-way next
8	to it leading down to the stores, though.
9	MR. OLINKIEWICZ: I have a right-of-way,
10	yes. Frank and Joe have the usage of the
11	driveway that's alongside the building to get
12	back to where they use their businesses. I mean

there's no parking at the spot site, which is not relevant, again, to the code. And there's tremendous amounts of other businesses in the Village that don't have any parking.

It was brought up, what about workers or people living there, but then you look at the other businesses along the Village that have — BBQ Bill's, as an example, got a 120-seat restaurant, he doesn't have a lick of parking, right? So he's in the Commercial District. So there's so many other businesses that have absolutely no parking and aren't — aren't held to that.

#### Work and Regular Session 12/18/14

And so, for a site plan, I mean, we have to keep the driveway free so that they can go in and out and use it. I mean, they have the right of ingress and egress across it. They don't own it, I own it, but they can use it. So we have to keep that thoroughfare open, unless we're taking deliveries and stuff like that, but parking will have to be some other place for tenants and the

9 renter. MR. BURNS: Does that make sense to you 10 11 guys? 12 MR. TOWNSEND: Yeah. That's -- I'm Joseph Townsend, the owner of one of the buildings that 13 14 is accessed from Carpenter Street via that 15 right-of-way. And, apparently, from what I'm 16 hearing, he's applying for permitted uses. And 17 the only -- our only concern is that the access remain clear. 18 CHAIRMAN JAUQUET: That's ours, too. 19 20 MR. TOWNSEND: To the backs of our 21 building. CHAIRMAN JAUQUET: And that's what we're --22 23 MR. BURNS: And that sounds like --24 CHAIRMAN JAUQUET: That's what we're

Work and Regular Session 12/18/14

demanding in the plan, that it be enforced by

whomever, and that you guys cooperate, and your
tenants.

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3 MR. TOWNSEND: Right, a two-way street.

4 MR. OLINKIEWICZ: It is. The only thing, I

5 thought about that a little bit on how to resolve that. I mean, one would be that, if they're 6 7 willing, I would put a chain up across the 8 driveway, and if they got a delivery, they would go out, take the chain out, and people could back 9 right in. This would prevent people from being 10 11 able to pull into the driveway and still keep it 12 free for them for their usage. 13 CHAIRMAN JAUQUET: But the people using it 14 right, the only — the only additional pressure on this is going to be your tenants. 15 16 MR. OLINKIEWICZ: Correct. 17 CHAIRMAN JAUQUET: Understanding what the 18 rules are. 19 MR. OLINKIEWICZ: Correct. 20 CHAIRMAN JAUQUET: And then, you know, I'm 21 sure they'll --22 MR. OLINKIEWICZ: Correct. I'm just trying 23 to find a way that they would be comfortable, 24 whether I put a chain up, whether -- I mean, I'll

put signs up "No Parking in Driveway," all of

- 1 that.
- 2 CHAIRMAN JAUQUET: Well, you know, you can
- 3 do that, if need be.
- 4 MR. OLINKIEWICZ: Right. Need be, put the
- 5 chain up with a lock.
- 6 MR. PROKOP: We can't have a chain. We
- 7 can't have a chair there. It's emergency egress
- 8 to the back of the buildings.
- 9 MR. TOWNSEND: Absolutely.
- 10 MR. PROKOP: In no way can you put a chain.
- 11 CHAIRMAN JAUQUET: Yeah. I don't see why
- 12 you'd need to do that, unless it becomes a
- 13 problem. You can't do it.
- 14 MR. TOWNSEND: Okay. Thank you. Good
- 15 luck. Merry Christmas. I have to run, I'm
- 16 sorry. Thank you.
- 17 CHAIRMAN JAUQUET: Okay.
- MR. BURNS: Thank you.
- 19 CHAIRMAN JAUQUET: Bye, Joe.
- 20 MR. OLINKIEWICZ: So, right. I mean, we
- 21 don't put a chain, we figure something out.
- 22 CHAIRMAN JAUQUET: You talk to them.
- 23 MR. PURITA: Can I --
- 24 CHAIRMAN JAUQUET: Sure.
- 25 MR. PURITA: Frank Purita. Can I say

1	something? I think if we could stipulate somehow
2	that this at all times would be free and clear as
3	far as the right-of-way.
4	MR. PROKOP: It will be a condition on the
5	approval. If there is an approval, it would be a
6	condition as a condition.
7	MR. PURITA: Well, something else also I'm
8	concerned. That driveway, there was a "no
9	parking" sign on the east side of this, by
10	STIDD's. It had —— the sign disappeared, I don't
11	know, but I can't pull out, or my drivers, or my
12	deliveries.
13	MR. OLINKIEWICZ: Right. They can't back
14	in. They can't back in, because somebody removed
15	the sign right across the street right by the guy
16	who builds the chairs or something.
17	CHAIRMAN JAUQUET: And that sign was a
18	MR. PURITA: It was a "no parking" sign.
19	MR. DOWLING: Opposite side of the street.
20	Both sides of the street no parking.

CHAIRMAN JAUQUET: But that was a Highway

23 MR. OLINKIEWICZ: Right. It had come from 24 the --25 CHAIRMAN JAUQUET: Is that a Village? Work and Regular Session 12/18/14 27 MR. OLINKIEWICZ: -- Fire hydrant down at 1 the --2 3 CHAIRMAN JAUQUET: Is that a Village thing 4 or --5 MS. WINGATE: There was a rearrangement of 6 signs. 7 CHAIRMAN JAUQUET: But the Village controls 8 that? 9 MS. WINGATE: The Village, yes. 10 CHAIRMAN JAUQUET: What department controls that in the Village? 11 12 MS. WINGATE: Road Department. 13 CHAIRMAN JAUQUET: The Road Department? 14 MR. PURITA: The thing is --15 CHAIRMAN JAUQUET: I know what you're 16 saying. MR. PURITA: -- somebody can't -- I can't 17

22

Department sign.

18	back out. And there's times, like Venetia, who
19	helps me out, she's stuck there, or I'm stuck
20	there, and I get all my deliveries.
21	MS. WINGATE: I'll walk by and deliver it,
22	or have Pete come buy so you can show him.
23	MR. PURITA: That would be great.
24	MR. OLINKIEWICZ: So being that it's an
25	ingress and egress, and Frank and I had talked

### Work and Regular Session 12/18/14

1 about it, so his deliveries will back in and do 2 the deliveries, and then pull out; go back in and 3 pull out. If I have to drop something off in one of the apartments, or my garbage man has to come 4 5 in and back up to pick the garbage for the 6 tenants or the commercial, they'll back in and 7 pull out. It would be an open ingress and egress 8 for everybody to use. 9 MR. PURITA: Well, the way --MR. DOWLING: Where would the garbage be on 10 11 the site? MR. PURITA: I mean, we haven't -- go 12 ahead, sorry. 13

L4	MR. OLINKIEWICZ: What was that?
L5	MR. DOWLING: Where would garbage be on the
16	site?
L7	MR. OLINKIEWICZ: Right behind the back of
18	the property. There's five feet between the back
L9	of the house, and there's the Frank's
20	property. And so he has his garbage dumpsters
21	right there that back to it, so I would put our
22	cans right there on the back of that house right
23	adjacent to where his garbage is.
24	MR. PURITA: Again, my only problem with
25	that first of all, it's only five feet. But

1 my only problem with that is this right-of-way. You know, we have it in our -- the way it's 2 deeded to us, me and Joe, our two buildings, it's 3 supposed to be free and clear at all times. So, 4 if I've got a garbage truck or I got some -- you 5 6 know, it shouldn't be an inconvenience to me. 7 MR. OLINKIEWICZ: The deed doesn't say it would be clear at all times. 8 MR. PURITA: Yes, it is -- it does. 9

10	MR. OLINKIEWICZ: It says open
11	right-of-way. So if there's a delivery or
12	picking up garbage, it's the same thing as what
13	happens on their property.
14	CHAIRMAN JAUQUET: What's the garbage
15	issue?
16	MR. OLINKIEWICZ: Well, my garbage cans for
17	my tenants are going to be behind the back of the
18	house. The garbage man is going to have to walk
19	down the right-of-way, grab the cans and take
20	them out, or back the garbage truck in to load
21	the cans.
22	CHAIRMAN JAUQUET: Then what's the problem
23	with that, if it's just a temporary
24	MR. PURITA: I'd prefer there is how
25	much property on the side, six feet, right?

1	MR. OLINKIEWICZ: On which side?
2	MR. PURITA: On the west —— the north side
3	of that.
4	MR. OLINKIEWICZ: There's three feet on the

5 north side.

- 6 MR. PURITA: Three feet.
- 7 CHAIRMAN JAUQUET: What's the problem with
- 8 that?
- 9 MR. DOWLING: Three feet? On the north
- 10 side, it said 1.2 and 1.4.
- 11 MR. OLINKIEWICZ: Oh, 1.2 and -- 1.2 and 1.4.
- 12 CHAIRMAN JAUQUET: What's the difference
- between a garbage truck making a pickup and your
- 14 people doing pickup and drop-offs on the same --
- 15 you know, it's very -- it's a 10-minute deal.
- You know, maybe it's that's what the
- 17 right-of-way is for.
- 18 MR. OLINKIEWICZ: Right.
- 19 MR. PURITA: Well, I could go over that
- 20 with him.
- 21 MR. OLINKIEWICZ: Right.
- MR. PURITA: I mean, it would seem, the way
- it's written --
- MR. OLINKIEWICZ: I own the property and I
- couldn't use the back to pick up my garbage.

31

1 CHAIRMAN JAUQUET: You don't want to look

- 2 at the garbage cans?
- 3 MR. PURITA: It's the right-of-way that I'm
- 4 more concerned about.
- 5 MR. PROKOP: The work on the inside
- 6 upstairs, the -- where you have designated the
- 7 living room, are there interior walls that you're
- 8 going to be remove?
- 9 MR. OLINKIEWICZ: There are right now.
- 10 There should be a demolition there. There's two
- 11 walls that have to come out. There's an existing
- 12 bathroom and --
- 13 MR. PROKOP: And are you going to get a
- demolition permit or a building permit?
- 15 MR. OLINKIEWICZ: We will. I have to wait
- until I get an approval to be able to build the
- 17 apartment before I --
- 18 MR. PROKOP: Okay. So my question is, are
- 19 you going to do it? There's not going to be any
- issue about that?
- 21 MR. OLINKIEWICZ: No, because we're going
- 22 to just -- we'll just take that garbage out with
- a pickup truck, so we'll fill up bags.
- 24 MR. PROKOP: Are you going do get a
- 25 building permit to remove these walls?

22

1	MR. OLINKIEWICZ: Yes, yes.
2	MR. PROKOP: So there's not going to be any
3	issue with it?
4	MR. OLINKIEWICZ: There's going to be no
5	issue with that.
6	CHAIRMAN JAUQUET: The footprint stays the
7	same?
8	MR. OLINKIEWICZ: The footprint stays the
9	same, nothing happens outside.
10	CHAIRMAN JAUQUET: And those offices that
11	you've got listed in your plan with that, are
12	those — is that space going to be one tenant?
13	MR. OLINKIEWICZ: That will be one tenant,
14	yes.
15	CHAIRMAN JAUQUET: One lease?
16	MR. OLINKIEWICZ: One lease, one tenant for
17	the two offices, the meeting room and their
18	CHAIRMAN JAUQUET: Okay.
19	MR. OLINKIEWICZ: kitchen area.
20	CHAIRMAN JAUQUET: Yeah.
21	MR. PROKOP: Does the building have to come

up to the building code?

24 CHAIRMAN JAUQUET: Oh, yeah. 25 MR. PROKOP: Not the existing building code Work and Regular Session 12/18/14 33 1 but the building code --2 MS. WINGATE: Existing building code, he 3 needs a fire suppression system. 4 MR. OLINKIEWICZ: Right. 5 MR. PROKOP: On the second floor? 6 MS. WINGATE: On the whole building. 7 MR. PROKOP: Oh, the whole building. 8 MR. OLINKIEWICZ: The whole building. 9 MR. DOWLING: That's not in here, is it? MR. PROKOP: What about the egress, does he 10 11 need one? Does he need two or just the one on 12 the residential space? Does he need two 13 egresses? 14 MS. WINGATE: He needs — he needs two 15 egresses, window, window in each bedroom and the 16 door. 17 CHAIRMAN JAUQUET: Can you guys work out the garbage thing? 18

MS. WINGATE: Absolutely.

19	MR. ULINKIEWICZ: Sure.
20	MR. PURITA: Well, I'm sure me and him
21	could work it out. I'm not saying how the
22	tenants can work it out, so hopefully.
23	CHAIRMAN JAUQUET: I don't so what
24	MR. PURITA: It depends on the tenants that
25	are going to work it out. I can make the best
	Work and Regular Session 12/18/14
	Not it and flegatal Session 12, 10, 11
1	deal with Jim right now, because, you know
2	CHAIRMAN JAUQUET: Well, what's the issue,
3	is it an aesthetic one?
4	MR. PURITA: Well, I'm just concerned.
5	First of all, you can see how tight. There's no,
6	you know
7	CHAIRMAN JAUQUET: It's a tight squeeze to
8	get a truck there.
9	MR. PURITA: It's a tight squeeze.
10	MR. OLINKIEWICZ: Right. It's a tight
11	squeeze to back a truck up in there now anyway.
12	I mean, most of the time, Frank's trucks park out
13	on the street and then wheel it to the back,

because it's tight for them to back up. That

15	could probably help alleviate it by the parking,
16	no parking put across the street, so they could
17	swing it without hitting the front of the cars.
18	But the parking across the street now makes it
19	impossible for any trucks to even back in there.
20	So they park in front of 211 Carpenter, they
21	unload and they truck it in, they dolly it in.
22	CHAIRMAN JAUQUET: Hand truck in.
23	MR. OLINKIEWICZ: Hand truck it in. That's
24	what 99% of the delivery is now. I haven't been
25	there for the darhade nickup. I don't know if

Т	they wheel the dumpster all the way out to the
2	road and then they pull it all the way back, or
3	they back in, I haven't seen that yet.
4	CHAIRMAN JAUQUET: How does your your
5	garbage is back there, isn't it?
6	MR. PURITA: Yeah.
7	CHAIRMAN JAUQUET: How does it how does
8	it get transported, then?
9	MR. PURITA: It gets pulled towards the
10	street.

11	CHAIRMAN JAUQUEI: By nand?
12	MR. PURITA: Yup.
13	CHAIRMAN JAUQUET: Oh, okay. I mean, your
14	guys are probably going to end up doing the same
15	thing.
16	MR. OLINKIEWICZ: Sure. Yeah, sure.
17	CHAIRMAN JAUQUET: Is that how you do
18	yours? You get all who does how do you
19	arrange garbage pickup for your tenants; do they
20	do it?
21	MR. OLINKIEWICZ: Mostly, it's Mattituck
22	Sanitation, or they do it Mattituck Sanitation
23	pulls up, they wheel it out to the road and dump
24	it in the truck, and they wheel it back, they do
25	that.

1	MR. BURNS: He's got a problem. Frank, how
2	can we help you with it? I don't understand.
3	MS. WINGATE: When did the sign disappear?
4	MR. PURITA: Okay. It's at least it was
5	actually laying in there up to about maybe two or
6	three years ago. It had fallen.

- 7 MS. WINGATE: That long?
- 8 MR. PURITA: It might still be there. It
- 9 might just be laying --
- 10 CHAIRMAN JAUQUET: Yeah.
- 11 MR. PURITA: It was up there's a picket
- 12 fence.
- 13 MS. WINGATE: Yes.
- 14 MR. PURITA: I had tried to put it up a few
- 15 times, but I gave up. And then recently, someone
- 16 was playing with those signs back there.
- 17 MS. WINGATE: Yes.
- 18 MR. PURITA: And I don't know what that's
- 19 all about.
- 20 MR. OLINKIEWICZ: Yeah. They put them on
- 21 each side of the fire hydrant.
- 22 MR. PURITA: Yeah. I don't know what's
- going on.
- 24 CHAIRMAN JAUQUET: So who parks there,
- visitors to the Village?

- 1 MR. OLINKIEWICZ: No. Most of the workers
- 2 at the --

3	CHAIRMAN JAUQUET: Or STIDD's?
4	MR. PURITA: It's not just STIDD's, it's
5	some other merchants, as well as, you know
6	CHAIRMAN JAUQUET: Well, that's really I
7	mean, is the Road Department would they be
8	amenable to, you know, putting the signs back up
9	and making some other additional kinds of things?
10	MS. WINGATE: I can't speak for them,
11	but
12	CHAIRMAN JAUQUET: But do they do that?
13	MS. WINGATE: I could bring it to their
14	attention.
15	MR. PURITA: I mean, if you look on
16	Carpenter, they go further up. You'll
17	MS. WINGATE: All these parking rules and
18	regulations are part of the code. So, if we go
19	to the code and we read all about Carpenter
20	Street, it has rules and regulations. Now we
21	just have to ask them to assign signs to relay
22	that information.
23	MR. OLINKIEWICZ: And enforce it.
24	MS. WINGATE: And we could get there.
25	CHAIRMAN JAUQUET: Okay. I mean, now, with

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1
         his tenants, it's more critical for that access
2
         to be enforced, I mean, the parking to be
 3
         enforced, the non-parking, right?
               MR. DOWLING: Yup.
 5
               MR. PURITA: Yeah.
               CHAIRMAN JAUQUET: So what do you want to
7
         -- are we ready to act on this with the
8
         conditions? What are the conditions? I think
         we're, you know --
9
10
               MR. PROKOP: Well, I think that one is that
11
         the right-of-way stay clear at all times.
12
               CHAIRMAN JAUQUET: Right.
13
               MR. PROKOP: Stay clear and free of
         obstructions at all times. The second one that I
14
15
        would recommend is that there's no residential
16
         use of the first floor.
17
               MR. OLINKIEWICZ: The only thing that I
         have on the first floor that dealt with the
18
19
         upstairs apartment was that half bath as you came
20
         in the side door. I was going make that a
21
         laundry room for the washer and dryer for the
22
         apartment upstairs. There's no residential
23
         sitting or sleeping quarters, or anything else
```

Work and Regular Session 12/18/14 1 doesn't mean --2 MR. OLINKIEWICZ: I mean, it doesn't have 3 to be there. I can take it out, it's not a big 4 deal, but make it a mudroom. But it's just --CHAIRMAN JAUOUET: Is that in the front or the back? MR. OLINKIEWICZ: It's in the back. 7 You 8 come in the rear back door --9 CHAIRMAN JAUQUET: Yeah, I remember that. MR. OLINKIEWICZ: -- and there's a -- we 10 11 took a chunk out of that room downstairs so it 12 couldn't be used as a living room. We did the access to the basement from the office inside. 13 14 And so there's a five-foot corridor that, if you 15 come in and go up the back stairs, so you have 16 a -- you know, the stairs in the back for ingress

CHAIRMAN JAUQUET: That doesn't -- but that

like that.

24

25

17

18

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19 CHAIRMAN JAUQUET: It's that L-shaped

and egress.

and egress, and also the front stairs for ingress

20	entry, yeah.
21	MR. OLINKIEWICZ: Right. So you have to
22	the right there, as you come in the door, there
23	was a half bath there. So I just figured I would
24	either, A, you could leave it as a half bath, if
25	somebody came in the house and wanted to use the
	Want and Degular Cossion 12/10/14
	Work and Regular Session 12/18/14
1	bathroom quick; or, B, we could put a washer and
2	dryer in there for the tenants upstairs, because
3	it's not really any
4	CHAIRMAN JAUQUET: I don't know. I'm not
5	so crazy about that.
6	MR. DOWLING: I think the problem is that's
7	now putting residential use on the first floor.
8	CHAIRMAN JAUQUET: Because, you know
9	MR. OLINKIEWICZ: Would that be considered
10	as you walk through the hallway to go upstairs
11	also? I mean
12	CHAIRMAN JAUQUET: It's access. It's
13	access, period, and not
14	MR. DOWLING: It's access for the residents

to use.

16	CHAIRMAN JAUQUET: I don't like the idea of
17	mixing the residential and the, you know
18	MR. OLINKIEWICZ: Okay. So we just
19	don't you could take that room out and don't
20	put anything there?
21	CHAIRMAN JAUQUET: Well, make it a closet
22	for this office or something.
23	MR. OLINKIEWICZ: Okay.
24	MR. PURITA: Just can I ask one other
25	thing? Speaking of egress, how do we access the

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1

2 MR. OLINKIEWICZ: You can go in the front 3 or you can go in the back. MR. PURITA: The back door, it's going to 4 be a problem again with that right-of-way. 5 MR. OLINKIEWICZ: What, people walking down 6 the right-of-way and going into their apartment? 7 MR. PURITA: Well, first off, if 8 someone's -- if there's a truck parked there, you 9 can't even open that outside if you've got a 10 11 screen door.

upstairs apartment?

12	CHAIRMAN JAUQUET: Well, it's a
13	right-of-way. It's not you know, it's
14	accessible to it's not just cars. You know,
15	people can walk. I mean, I don't see a problem
16	with that. You're
17	MR. DOWLING: I think the main thing is,
18	you know, you can't have bikes leaning up against
19	the wall, things like that.
20	CHAIRMAN JAUQUET: Yeah, that's true.
21	MR. DOWLING: No garbage cans, nothing that
22	they can access.
23	CHAIRMAN JAUQUET: It's got to be really
24	clear. But there's room for your garbage cans
25	around the back.

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MR. OLINKIEWICZ: Right, sure, yeah. 1 2 CHAIRMAN JAUQUET: And, you know, if --MR. OLINKIEWICZ: The right-of-way needs to 3 stay open for both of us. 4 CHAIRMAN JAUQUET: I mean, if the --5 MR. OLINKIEWICZ: He's got to pull into his 6 place, and my tenants would have to walk in and

- 8 go into their place. It's the same thing. 9 CHAIRMAN JAUQUET: Right, yeah. MR. OLINKIEWICZ: Right? 10 11 CHAIRMAN JAUQUET: But, also, you know, 12 if --MR. PURITA: We're going to have to look at 13 14 the layout. That's -- we can do it then. 15 CHAIRMAN JAUQUET: Well, I'm just saying, 16 if there's a view nuisance, because you're 17 looking at his garbage cans, or the bikes, or 18 whatever for their tenants, then --MR. PURITA: Well, it's a commercial --19
- 20 CHAIRMAN JAUQUET: Wait. Wait, I'm not 21 done. Then you should --MR. PURITA: It's a commercial space back 22 23 there, so, I mean, I have dumpsters back there,
- so it's -- I don't think this is going to be an 25 issue, you know, as long as they're covered and

1 you know, with reference --

24

43

2 CHAIRMAN JAUQUET: Well, yeah, I mean --

3 MR. PURITA: I mean, I take -- I make sure

4 they're covered and whatever. CHAIRMAN JAUQUET: I mean, maintenance of 5 6 the property is part of the code in the Village 7 and it underlies all of this. 8 MR. OLINKIEWICZ: Right. 9 CHAIRMAN JAUQUET: And, you know, the 10 maintenance of the right-of-way has to be -- is an issue, too, isn't it, the --11 12 MR. OLINKIEWICZ: No, because being --13 CHAIRMAN JAUQUET: I mean, you got to keep it --14 15 MR. OLINKIEWICZ: You know, being that I'm 16 the owner of the property, it's my responsibility 17 to keep the right-of-way clear. 18 CHAIRMAN JAUQUET: Clear and maintained. I mean, everybody's got to make it --19 20 MR. OLINKIEWICZ: Maintained, so if there's 21 more than three inches of snow, four inches of 22 snow --23 CHAIRMAN JAUQUET: Right. 24 MR. OLINKIEWICZ: -- I got to plow it, I 25 got to take care of it, because it's on my

- 1 property. They have the right to drive across it
- 2 to go to his property, pick up stuff, get
- 3 deliveries and drive back out.
- 4 CHAIRMAN JAUQUET: Okay. So are we ready
- 5 to do this?
- 6 MR. DOWLING: Well, I think we need to --
- 7 we need to see a revised site plan with -- he's
- 8 got to remove this the bathroom stuff from the
- 9 lower from the design, the plan, right?
- 10 CHAIRMAN JAUQUET: Right.
- 11 MR. DOWLING: And what do you have? You
- 12 have the --
- 13 CHAIRMAN JAUOUET: I have a stacked
- 14 laundry. You should make that -- I don't know
- 15 what you're going to do with it. Make it a --
- 16 MS. WINGATE: There were two sets of plans,
- and I just kind of pulled them out of my file. I
- don't know if I gave you all those copies. Check
- 19 the dates.
- 20 MR. BURNS: I think I got an old one. This
- one has two baths on the first floor.
- 22 MS. WINGATE: Yes, that would be an old
- 23 one.
- 24 CHAIRMAN JAUQUET: Yours has two bathrooms

1	MR. DOWLING: Yeah.
2	CHAIRMAN JAUQUET: Mine has one, but it has
3	the stacked laundry downstairs. Your most recent
4	plan has the laundry?
5	MR. OLINKIEWICZ: The stacked laundry
6	downstairs. We amended it because to take that
7	bathroom out and to put the wall for the walkway,
8	and put the ingress and egress to the upstairs
9	apartment.
10	CHAIRMAN JAUQUET: Right. What would you
11	do with that space, just make it part of the
12	office?
13	MR. OLINKIEWICZ: Make it a yeah,
14	part
15	CHAIRMAN JAUQUET: Okay.
16	MR. OLINKIEWICZ: I'd move it over to be
17	part of the office. I don't know if you can make
18	that a stipulation if you're determining it now
19	or
20	CHAIRMAN JAUQUET: Well, I think we could.

22	CHAIRMAN JAUQUET: Can't we? We can do
23	that. The condition that this
24	MR. DOWLING: Stacked laundry.
25	CHAIRMAN JAUQUET: this stacked laundry
	Work and Regular Session 12/18/14
1	becomes part of the office space. The stacked
2	laundry notation room becomes part of the office
3	space or
4	MR. DOWLING: Do we need to see a new site
5	plan for that?
6	MS. WINGATE: Excuse me?
7	MR. DOWLING: Then we'd have to he's got
8	to move, I mean
9	CHAIRMAN JAUQUET: We can make it
10	conditional, can't we?
11	MR. PROKOP: Yeah, we can make it
12	conditional, yes.
13	CHAIRMAN JAUQUET: The question is should
14	that be office space, or should that be storage
15	for your tenants? I mean, stuff is going to pile
16	up there, I don't know, if it's tenant space.

MR. OLINKIEWICZ: I mean, it's a --

17	MR. PROKOP: It can't be part it can't
18	be used by whoever's upstairs.
19	CHAIRMAN JAUQUET: Okay. Then it's got to
20	be office, okay.
21	MR. OLINKIEWICZ: Yes, part of the office.
22	CHAIRMAN JAUQUET: So I'm going make a
23	motion that we
24	MR. DOWLING: Include it part
25	CHAIRMAN JAUQUET: And I'm going to make
	Work and Regular Session 12/18/14
1	MR. DOWLING: Revise their plans, too.
2	CHAIRMAN JAUQUET: Right.
3	MR. PROKOP: And the conditions I have is
4	that the right-of-way stays clear and free of
5	any
6	CHAIRMAN JAUQUET: That's the first one,
7	the right-of-way remains clear. And?
8	MR. PROKOP: Second one is no residential
9	use of the first floor.

CHAIRMAN JAUQUET: Right.

 $\ensuremath{\mathsf{MR.}}$  PROKOP: Three is remove the existing

half bath and the stacked laundry from the plans,

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11

13	and make the first —— make that area of the first
14	floor part of the office, first floor office use.
15	And then the fourth one, which we normally put
16	in, is that there's a return to the Planning
17	Board I'm sorry.
18	MS. WINGATE: I'm cold, my nose.
19	MR. PROKOP: There's a return to the
20	Planning Board on the December calendar, December
21	2015, for review. Do you want to include that,
22	or no?
23	MR. BURNS: Can what?
24	CHAIRMAN JAUQUET: No. He wants us to
25	review it in a year. He'll be done by then.

MR. BURNS: Oh, yeah.

MR. PROKOP: So bring it back in 2015, just to see if there's any issues?

CHAIRMAN JAUQUET: Okay, we can do that.

All right. So I'm going to make a motion that we approve the —

MR. OLINKIEWICZ: Can I ask one quick

question?

8

9	CHAIRMAN JAUQUET: Yeah.
10	MR. OLINKIEWICZ: If we're going to move
11	the wall anyway and make that part of the
12	downstairs office, can I leave it half bath for
13	the downstairs office also? I mean, we're going
14	to move a wall, a wall into the office, why tear
15	it out? It will become part of the office for
16	their usage, so they can have one—and—a—half bath
17	on the first floor, so somebody in their office,
18	they can have it as a private bathroom. But it
19	seems a shame to tear the whole thing out if it's
20	going to be in the office space and can't be
21	used.
22	CHAIRMAN JAUQUET: Yeah.
23	MR. BURNS: Makes sense.
24	MR. DOWLING: I'm fine with that.

CHAIRMAN JAUQUET: I mean, that's okay, if

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- you want to make more of a better utility of the 1
- space. 2

- MR. OLINKIEWICZ: Better use of it for 3
- 4 that. Thank you.

5	CHAIRMAN JAUQUET: Okay. So I'm going to
6	make a motion that we approve the the
7	MR. DOWLING: Application.
8	CHAIRMAN JAUQUET: The application for 211
9	Carpenter Street, with the following conditions:
10	One, that the right-of-way remains clear
11	and in good maintenance.
12	Number two, that there's no residential
13	uses on the first floor, other than that stairway
14	entry access.
15	Number three, that the area where the
16	current stacked laundry is in that entryway area
17	for the residential is removed and becomes part
18	of the office space.
19	And that it's okay that the particular
20	space becomes a half bath for the office space.
21	And number five, that we'll return to this
22	plan in December 2015 for review of the results.
23	Do I have a second?
24	MR. BURNS: Second.
25	CHAIRMAN JAUQUET: All in favor?

- 1 MR. BURNS: Aye.
- 2 MR. DOWLING: Aye.
- 3 CHAIRMAN JAUQUET: Aye.
- 4 MR. BURNS: There's no way that we can do
- 5 anything about the signs on the street?
- 6 MR. PROKOP: No. It's up to the Village.
- 7 We have to straighten it out in the Village.
- 8 But, I mean, if there's anything to straighten
- 9 out, it has to be reviewed by the Village.
- 10 CHAIRMAN JAUQUET: So how does that sound?
- MR. PURITA: Sounds good.
- 12 CHAIRMAN JAUQUET: Number 6 is a motion to
- schedule the next work session for January 22nd,
- 14 2015.
- 15 MR. BURNS: Thanks, Frank.
- 16 CHAIRMAN JAUQUET: Thanks. All in -- do I
- 17 have a second?
- 18 MR. DOWLING: I second.
- 19 CHAIRMAN JAUOUET: All in favor?
- 20 MR. BURNS: Aye.
- MR. DOWLING: Aye.
- 22 CHAIRMAN JAUQUET: Aye.
- 23 And #7, I make a motion to adjourn. All in
- favor do I have a second?
- MR. BURNS: Second.

1	CHAIRMAN JAUQUET: All in favor
2	MR. BURNS: Aye.
3	MR. DOWLING: Aye.
4	CHAIRMAN JAUQUET: Aye.
5	MR. BURNS: Thank you all.
6	(Whereupon, the meeting was adjourned at
7	5:55 p.m.)
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<b>5</b> 2		Work and Regular Session 12/18/14
52		
	1	CERTIFICATION
	2	
	3	STATE OF NEW YORK )
	4	) SS:
	5	COUNTY OF SUFFOLK )
	6	
	7	I, LUCIA BRAATEN, a Court Reporter and
	8	Notary Public for and within the State of New
	9	York, do hereby certify:
	10	THAT, the above and foregoing contains a
	11	true and correct transcription of the proceedings
	12	taken on December 18, 2014.
	13	I further certify that I am not
	14	related to any of the parties to this action by
	15	blood or marriage, and that I am in no way
	16	interested in the outcome of this matter.
	17	TN WITNESS WHEREOF. I have hereunto

18	set	my	hand	this	4th	day	of	January,	2015
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20									
21									
22					Luc	ia B			_
23					Luc	La Di	aa	Len	
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