# June 21, 2022 Town Board Work Session Agenda

**EXECUTIVE SESSION**

IV-1 Labor- Matters Involving Update on PBA Negotiations
9:00 Richard K. Zuckerman, Esq.

**OPEN SESSION**

IV-2 10:00 Dan Goodwin, Highway Superintendent re: Results of Asphalt Bid

IV-3 10:15 Heather Lanza, Planning Director re: Updates on the Zoning Update RFP and the Housing Plan

IV-4 10:30 Karen McLaughlin, Director of Human Services with Robin Berger-Gaston, Division Director and Sheri Greco, Program Director of Family Service League re: Update on the Naturally Occurring Retirement Community (NORC) in Conjunction with Southold Town Senior Services

IV-5 11:00 Edward Butt, Architect with Anthony Morali, Sal DeLorenzo and Bill Locantro re: Shipyard Lane, SCTM #1000-38.-07-7.1

IV-6 Update on 2050 Depot Lane Change of Zone Proposal

IV-7 Supervisor Russell re: Raise Income Limit for CPF Exemption for 1st Time Homebuyers

IV-8 Kontokosta Winery Special Event Permit Appeal

**EXECUTIVE SESSION**

IV-9 Potential Acquisition(s), Sale or Lease of Real Property Where Publicity Would Substantially Affect the Value Thereof
12:30 Melissa Spiro, Land Preservation Coordinator
1:00 Michael Collins, Town Engineer

IV-10 General Legal Advice
1:15 Chief Martin Flatley

IV-11 Labor- Matters Involving Update on CSEA Negotiations
1:45 Kristie Hansen-Hightower

IV-12 Labor- Matters Involving the Employment of a Particular Person(s)
2:00 Kristie Hansen-Hightower
2:15 Jim Bunchuck, Solid Waste Coordinator

IV-8
6-21-22

[kon·to·KOS·ta]
WINERY

RECEIVED
JUN - 2 2022
Southold Town Clerk

**VIA HAND DELIVERY**

June 2, 2022

Southold Town
Mr. Denis Noncarrow, Town Clerk
53095 Main Road
Southold, New York 11971

RECEIVED
JUN 9 2022
Town Attorney's Office

RE: Kontokosta Winery - Special Event Permit Appeal
SCTM: 35-1-24

Dear Mr. Noncarrow,

Pursuant to Sec. 205-6 of the Southold Town Code (the "Code"), kindly let this letter serve as Kontokosta Winery's (the "Winery") appeal from the constructive denial of the special event permit by Resolution No. 2022-461 ("Res. 461") of the Southold Town Board on May 24, 2022. Condition 1 of Res. 461 states that "Music must end by 10:30pm sharp:" ("Condition 1"). Although the Town Board granted the permit, the Winery believes that Condition 1 is arbitrary, capricious and not supported by substantial evidence and constitutes a constructive denial of the Winery's application. Further, the Winery believes the Special Events Committee and the Town Board acted beyond their respective authority given the language and intent of Chapter 180 "Prevention of Noise" of the Code. The Winery believes that 11:00pm music shut off time is reasonable and appropriate as 11:00pm conforms with Sec. 180-6(B)(2) of the Code and conforms with the Winery's form of Special Event Contract as set forth below:

> ***Music.***
>
> *Customer shall cause all music to cease no later than 11:00pm on the evening of the Event. In accordance with Chapter 180 of the Southold Town Code, Customer agrees that at no time during the Event shall the sound level (measured at any property line of the Premises) exceed 65 dBA.*

The Winery respectfully requests the Town Board amend Condition 1 of Res 461 to state: "Applicant shall comply with Chapter 180 of the Town Code and shall cause amplified music to end no later than 11:00pm."

Further, attached please find three (3) completed Applications for Public Access to Records whereby winery seeks 1) all records relating to noise complaints and/or noise violations from 2018 through the date hereof with respect to the Kontokosta Winery, 825 North Road, Greenport, New York 11944 (SCTM: 35-1-24), 2) all copies of Town Board Resolutions

[kon·to·*KOS*·ta]

WINERY

(including conditions) granting or denying any Special Event Applications from 2018 through the date hereof and 3) copies of the minutes and other documents (including, but not limited to, comments and recommendations from all Town, County or State agencies to which the subject application was referred) of the Special Events Committee relating to Winery's Special Event Permit Application.

Also, attached is a copy of Winery's Special Event Permit Application received by the Southold Town Clerk on May 9, 2022.

I can be reached reliably via email at michael@kontokostawinery.com or at the winery at (631) 477-6977.

Sincerely,

Michael Kontokosta, President
Kontokosta Winery

825 North Road, Greenport, New York 11944

Office of the Town Attorney
Town of Southold
Town Hall Annex, 54375 Route 25
P.O. Box 1179
Southold, New York 11971-0959
Telephone : 631-765-1939
Facsimile: 631-765-6639

**MEMORANDUM**

**To:** Mr. Denis Noncarrow, Town Clerk

**From:** Melissa Mirabelli
Secretary to the Town Attorney

**Date:** May 25, 2022

**Subject:** **Special Events –Kontokosta Winery KW1a-c**

With respect to the above-referenced matter, I am enclosing the original application with committee comments and resolution of Town Board approval of event.

If you have any questions regarding the enclosed, please do not hesitate to call me. Thank you.

Cc:
/mm
Enclosures

# *Special Events Committee*
## *Application Summary and Recommendation*

Application name: Kontokosta Winery

Address: 825 North Rd, Greenport, NY 11944

Application number: KW1a-c

Date of Event: 7/16/22; 7/30/22 + 10/15/2022

Time: 5 PM - 11:30 PM

Date Received by Town Clerk: 5/9/2022

Date Received by Committee: 5/9/2022

Nature of Event (S): Weddings

Committee Comments Received by:

___ ~~Denis Noncarow~~
X Leslie Weisman
X Chief Flatley
X Heather Lanza
___ Mike Verity
___ ~~Bill Duffy~~ John Burke

X Melissa Spiro
___ Missy Mirabelli
X August Ruckdeschel- County – Jude Andrew
X James Easton
X Claire Glew
– Kevin Webster

Committee Recommendation's:

___ Approve as applied
X Approve with Additional conditions: music ends @ 10:30 PM
___ Hold Public Hearing
___ Deny

Special Event No: 2022-26

Resolution No: 2022-461 Date: 5/24/2022

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MAY - 9 2022
Southold Town Clerk

KWla-c

**TOWN OF SOUTHOLD**

**Town Code Chapter 205 "Public Entertainment and Special Events"**

**SPECIAL EVENT PERMIT INSTRUCTIONS AND APPLICATION FORM**

Applications for a Special Event Permit are subject to an inter-departmental coordinated review by the Southold Town Board, Town Attorney, Town Assessors, Land Preservation, Building, Planning, Zoning Board of Appeals and Police Departments, and the Suffolk County Planning Commission.

Application fee: $150.00 per application. Up to six (6) multiple events of the same type, occurring over a period of three months, may be permitted on one (1) application for a fee of $150.00. However, specific details of each event must be included with this application.

**All applications must be submitted at least 60 business days before the event. Applicants are encouraged to submit applications as early as possible.**

**Any *completed* application that is not submitted 60 or more business days prior to the scheduled event may be rejected or subject to a late processing fee of $250.00 by the Office of the Town Clerk, unless a waiver is obtained.** Requesting an expedited review must be submitted in writing to the Town Clerk. The Town Clerk will forward all applications to the Special Events Committee for processing.

The Committee will obtain comments on all applications from relevant Town, County and/or State agencies and will forward completed applications to the Town Board with a recommendation as to whether to grant or deny the application.

The Town reserves the right to request additional information from an applicant to address issues related to the health, safety, and welfare of the community.

**When is a Permit Required?**

All Special Events, per Southold Town Code Article I, Section 205-2 (Definitions) must obtain a permit. Occasional events on private residential properties hosted by the owner thereof that are by invitation such as family gatherings, weddings, graduations, parties or not-for-profit fundraisers do not require permits. Any use of residential property for profit, such as a venue for weddings or other events is prohibited.

**This application is deemed complete once all the following requirements are submitted to the Town Clerk: Please indicate submission of the following by checking off the boxes and signing below.**

☑ A completed application form signed by the owner and the event manager. Applications without property owner's signature/approval will be rejected.

☑ FEE: Is the application being submitted at least 60 days before the event [X] Yes [ ] No

☑ If Yes, Fee of $ 150 has been submitted

☐ If No, Fee of $_____ has been submitted

Updated 8/7/2018

☑ The applicant/owner of the property where the special event is proposed to take place must provide a certificate of insurance not less than 2 million dollars naming the Town of Southold as an additional insured

☑ A Parking/Event Plan: consisting of a survey, site plan and/or aerial view of the subject property that includes the locations of on-site parking, sanitary facilities, and tents or other temporary structure(s). (See application form for details)

N/A ☒ Events for three hundred (300) or more people require submission and approval of a traffic control plan acceptable to the Town of Southold AND a qualified traffic controller must be provided at the event. (See application form for details)

☑ Signature of Property Owner on the application authorizing Code Enforcement Personnel of the Town of Southold to enter the subject premises during the hours of the event to ensure compliance with any and all special event permit conditions.

My signature below affirms that I have submitted all the information required above in connection with my application.

5/3/21
*Dated*

By: [signature], PRES.
*Signature*

***Activities associated with outdoor public events are strictly prohibited from taking place on land preserved through the sale of development rights to the Town of Southold, and can only take place on land preserved through the sale of development rights to the County of Suffolk with a permit issued by the Suffolk County Farmland Committee.***

***If food is to be served, it must be catered and prepared off-site by food vendors who hold a permit to operate issued by the Suffolk County Bureau of Public Health Food Protection Unit.***

**APPLICATION FOR A PERMIT TO HOLD A SPECIAL EVENT**

Please provide ALL of the information requested below. Incomplete applications WILL NOT be reviewed.

Special Event Permit # _____ Applicant(s) name: Kontokosta Winery

Date of Submission 4/26/22 Name of Event Weddings @ Kontokosta

SCTM #'s 1000-Section 35 Block- 01 Lot(s) 24

Dates of Each Event: 7/16/22 7/30/22 10/15/22 _____ _____

If Multiple Dates are requested, applicant must give all information for all dates.

Nature of Event: Weddings

(Please attach a detailed description of EACH event to this application)

Time Period (Hours) of Event: From 5 pm to 11:30 pm

Town Services requested: ( ) Yes (X) No If yes, Describe Police Dept. ___ Highway Dept. ___

Describe Services _____

Maximum Number of Persons Attending At One Time: 250 Number of cars expected +/- 75

Is a Tent or other temporary structure being used? [X] Yes [ ] No If yes provide size(s) TBD

Will food be served? [X] Yes [ ] No If yes provide number and name(s) of food vendor(s) Grace + Ent. Noah's, Ombardi's Love Lane

Updated 8/7/2018

Suffolk County permit# (s)_____

Will other vendors be on the premises during the event? [X] Yes [ ] No If yes how many? _____ Describe

Type of vendor(s) Tent, Band, DJ, Florist, Valet Park

Property Owner (name/address): Michael Kontokosta PO Box 67 Greenport NY 11944

**Contact Person and Contact Tel.#** Britt Reuce 631-477-6977

**e-mail address** britt@kontokostaluxury.com

Event Location: Street-Hamlet Address: 825 Noah Road Greenport NY 11944 SCTM#_____

Mailing Address to Send Event Permit to: Michael Kontokosta PO Box 67 Greenport NY 11944

Have any of the development rights been sold to the Town of Southold [ ] Yes [X] No and/or Suffolk County Agricultural Program? [ ] Yes [X] No If yes to either or both, also indicate on the attached plan the boundaries of the reserved area upon which the event will take place.

**YOU MUST ATTACH A PARKING/EVENT PLAN TO THIS APPLICATION IF THE EXPECTED ATTENDANCE IS 300 OR MORE PEOPLE. YOU MUST ALSO ATTACH A TRAFFIC CONTROL PLAN (see next page)**

**A Parking/Event Plan may be a survey, site plan and/or aerial view (for example Google Earth) of the subject property. INDICATE ON THE PLAN ALL of the following information:**

A parking/event plan showing:

(1) The size of the property and its location in relation to abutting streets or highways.
(2) The size and location of any existing building(s) or structure(s) that will be in operation during the course of the event and any proposed building, structure, or signs to be erected temporarily for the event.
(3) The location of the stage or tents, if any.
(4) The designated areas of use for spectators, exhibitors, vendors, employees and organizers.
(5) Location of all entries and exits.
(6) The location of all fire extinguishers and other fire safety equipment.
(7) The location of all temporary utilities to be installed for the event, if any.
(8) The layout of any parking area for automobiles and other vehicles and the means of ingress and egress for such parking areas. The parking spaces must allow for 300 sq. ft. per car.
(9) A traffic control plan for vehicles entering and leaving the site for the proposed event.
(10) Plan for the use of live outdoor music, loudspeakers and other sounds which will be used, if any, and the type and location of speakers and other audio equipment.
(11) A description of emergency access and facilities related to the event.
(12) Provisions to dispose of any garbage, trash, rubbish or other refuse.
(13) Location and description of any additional lighting to be utilized in conjunction with the event.

(14) Location of sanitary facilities on site.

Traffic Control Plan

Events for three hundred (300) or more people also require submission and approval of a traffic control plan, acceptable to the Town of Southold, AND a qualified traffic controller must be provided. Please attached a written description and/or notate on the parking event plan the following: 1) Who will be conducting traffic, 2) Where they will be stationed on site, 3) How they will direct the entrance, circulation, parking, and exiting of cars on site, and 4) Contact information for use by Southold Town Police.

***OWNER'S SIGNATURE:***

***I am the Owner of the Property where this event is to be held and I agree to comply with the laws, rules, regulations, conditions, and requirements of the Code of the Town of Southold, including but not limited to the conditions listed below, as well as all other applicable agency rules and regulations pertaining to the activities under this event. Furthermore, I hereby swear or affirm that the information contained herein and attachments hereto are true and correct to the best of my knowledge, and agree to provide notice to the Town immediately should there be any material changes regarding to this application. .***

***Furthermore, I hereby authorize Code Enforcement Personnel of the Town of Southold to enter the property during the hours of the permitted special event to make any and all inspections necessary in connection with this Special Event.***

KONTOKOSTA WINERY

Print name of Owner

By: [signature], PRES

Signature of Owner

Print name of Authorized Person/Representative

Signature of Authorized Person/Representative

PERMISSION IS HEREBY GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. By acceptance of this permit, applicant agrees to adequately supervise and direct all parking to be on the premises or at another site, and to provide parking assistants and any additional traffic controls necessary for this event. Parking is strictly prohibited on ANY Town, County or State Roads or Rights of Way.

2. Traffic control at events for three hundred (300) or more people shall be provided by a qualified traffic controller in accordance with the attached, approved traffic control plan.

3. One "on-premises" sign not larger than six (6) square feet in size may be displayed not longer than thirty (30) days before this event, and removed immediately after the event. Directional parking signs shall be adequately displayed.

4. Applicant indemnifies and holds harmless the Town of Southold from all claims, damages, expenses, suits and losses including but not limited to attorney's fees arising from activities under this permit.

5. Tent proposals must receive permit approval from the Southold Town Building Inspector before placement on the property and must meet all fire and safety codes.

6. This permit is valid only for the time, date, place and use specified above, and for the designated event. Each additional day will require a separate permit application, fee, and related documents for review, etc. at least 60 business days prior to the scheduled event.

7. Adequate temporary sanitary facilities must be provided by applicant for this event and applicant agrees to remove the temporary facilities from the premises within 48 hours after the day of the event.

8. On-site food preparation is NOT permitted, although food may be catered subject to all Suffolk County Department of Health regulations.

9. NO activities associated with this event, including but not limited to parking, ingress/egress/access, tent(s) or temporary structure(s), or temporary sanitary facilities, shall be conducted on Town of Southold Purchase of Development Rights land.

10. NO activities associated with this event, including but not limited to parking, ingress/egress/access, tent(s) or temporary structure(s), or temporary sanitary facilities, shall be conducted on Suffolk County Purchase of Development Rights land without a permit issued by the Suffolk County Farmland Committee.

11. Issuance of this permit does not authorize in any manner the occupancy of any building exceeding the legal limitations under the fire code or other codes which would prohibit such increased occupancy.

12. Access shall be provided for emergency vehicles, to all public assembly areas, all buildings, all work areas and any additional area where emergencies may occur. Two emergency-fire exits and exit paths from the building(s) on the property, to a public way or remote safe area, shall remain open and unobstructed at all times.

13. Owner assures full compliance with all fire, safety, building, and other Town laws.

14. Music, when outdoors, is required to stop at the time specified in the permit. Placement of the speakers must be in a location that affords the greatest protection from noise intrusion upon adjacent properties.

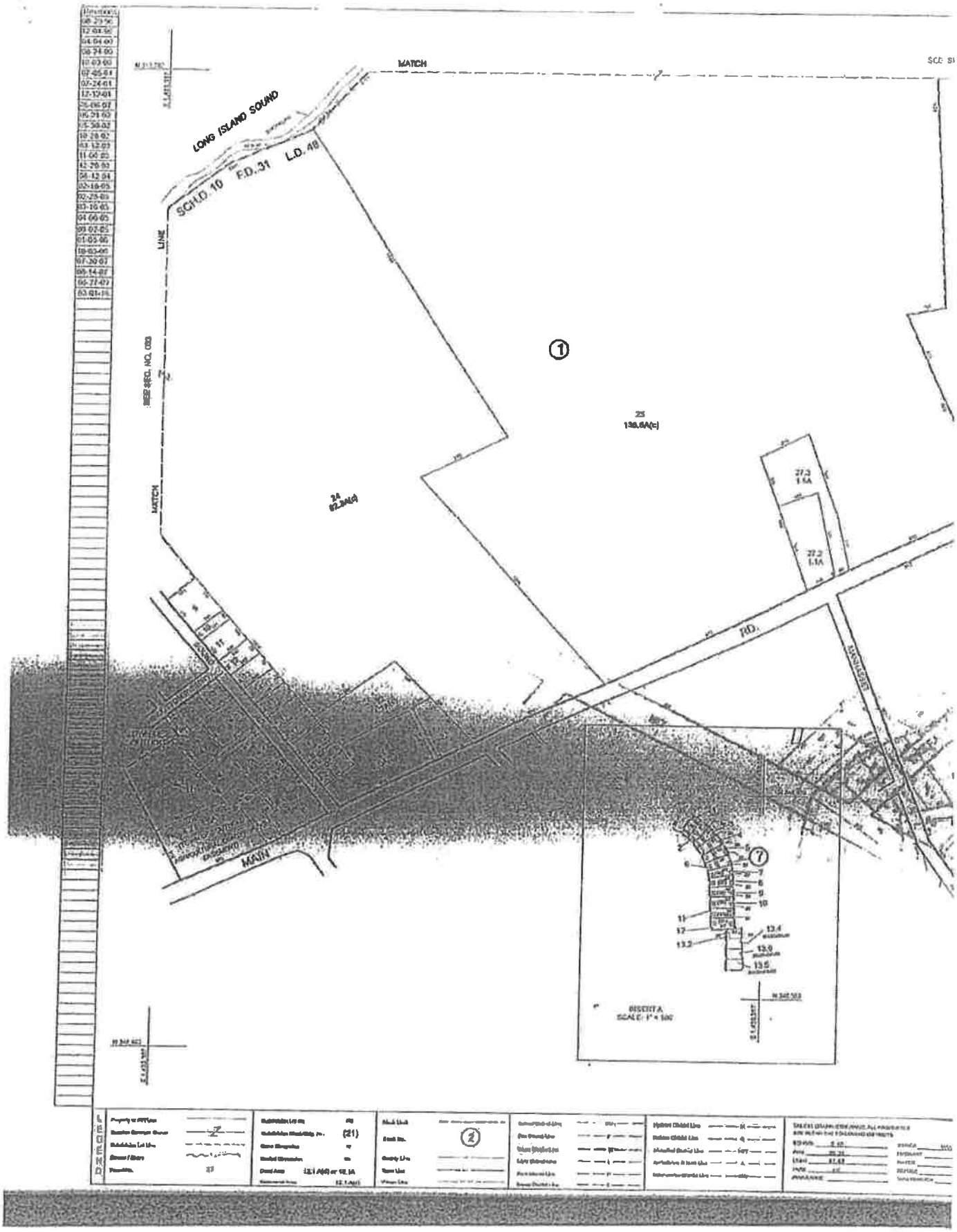
15. ***Owner will allow access to Code Enforcement Personnel of the Town of Southold during the hours of the special event to make any and all inspections necessary in connection with this Special Event.***

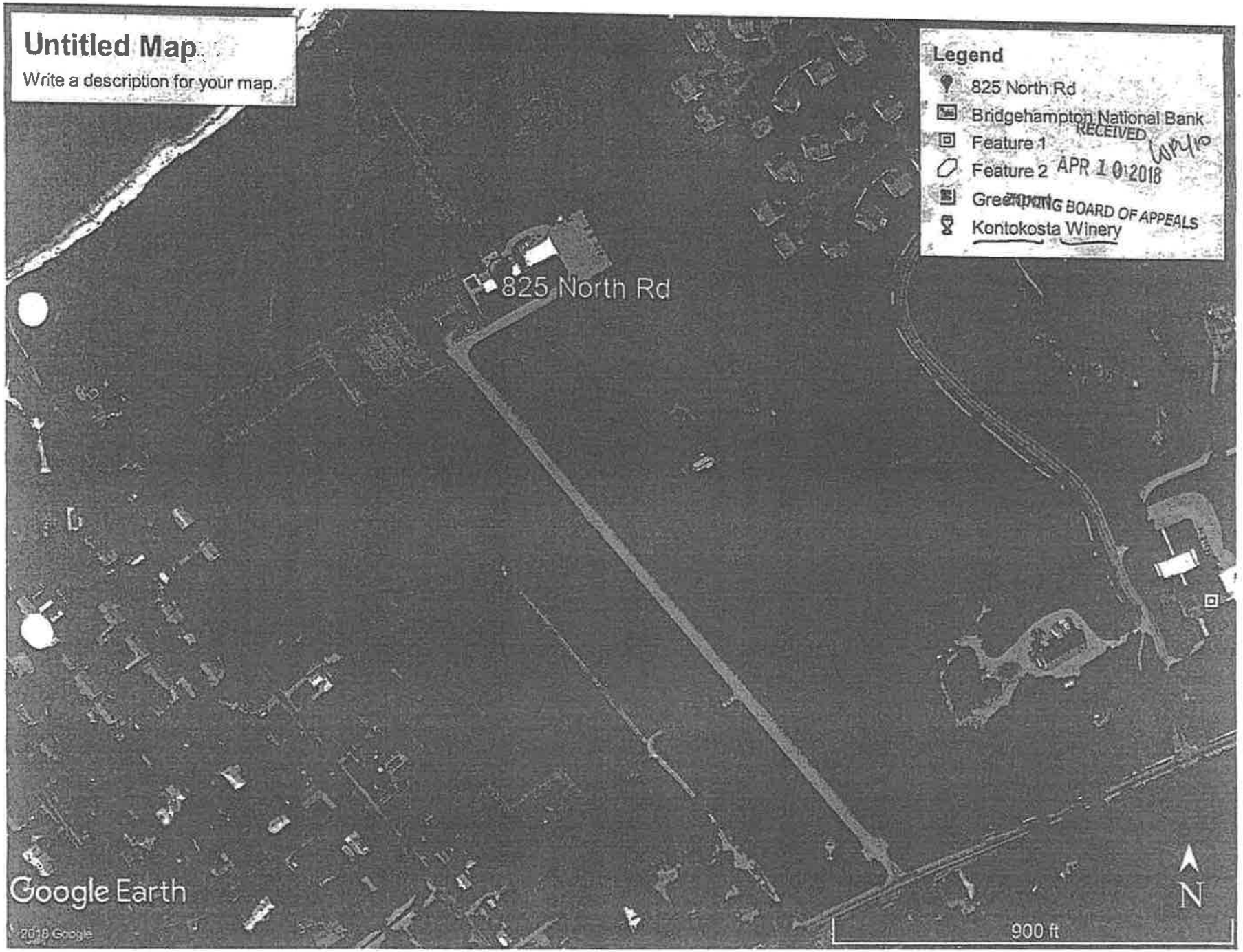
16. ADDITIONAL CONDITIONS:

**ANY VIOLATIONS IN CONNECTION WITH THE CONDITIONS LISTED HEREIN WILL TERMINATE THIS PERMIT.**

**APPROVED Town of Southold**

**Resolution Number:** _____ **Date Issued:** _____


MATCH
LONG ISLAND SOUND
SCH.D. 10
F.D. 31
L.D. 48
LINE
MATCH
25
136.6A(c)
24
82.3A(c)
27.3
1.6A
27.2
1.1A
RD.
MAIN
DISCOVERY
SCALE: 1" = 100'
(21)
(2)

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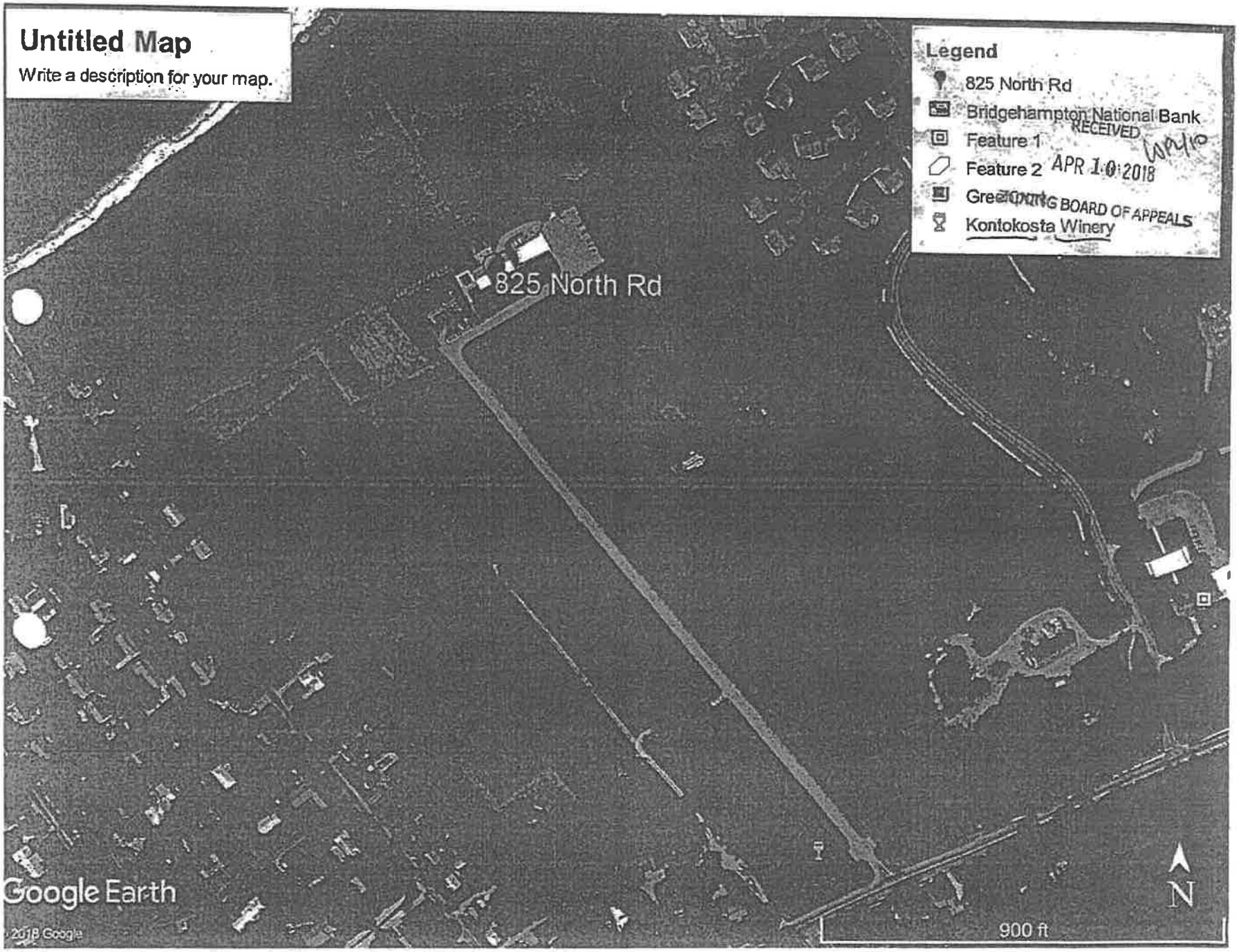
APR 10 2018
ZONING BOARD OF APPEALS




RECEIVED
APR 10 2018
GREENPORT BOARD OF APPEALS

ACORD

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/03/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
GEORGE FORMES
1116 MAIN ROAD SUITE A2
P.O. BOX 2336
AQUEBOGUE, NY 11931

CONTACT NAME: EILEEN CUSHMAN
PHONE (A/C, No, Ext): 631-722-4100 | FAX (A/C, No): 631-722-4500
E-MAIL ADDRESS: EILEEN.CUSHMAN@AMERICAN-NATIONAL.COM

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A: FARM FAMILY CASUALTY INS. CO. | |
| INSURER B: | |
| INSURER C: | |
| INSURER D: | |
| INSURER E: | |
| INSURER F: | |

INSURED
JEMCO WINERY ASSOCIATES INC
DBA KONTOKOSTA WINERY
POB 67
GREENPORT, NY 11944

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | | |
|---|---|---|---|---|---|---|---|---|---|
| A | XX COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE XX OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>XX POLICY PRO-JECT LOC<br>OTHER | X | | 3101X3113 | 01/04/2022 | 01/04/2023 | EACH OCCURRENCE | $ | 1,000,000 |
| | | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ | 250,000 |
| | | | | | | | MED EXP (Any one person) | $ | 10,000 |
| | | | | | | | PERSONAL & ADV INJURY | $ | 1,000,000 |
| | | | | | | | GENERAL AGGREGATE | $ | 2,000,000 |
| | | | | | | | PRODUCTS - COMP/OP AGG | $ | 2,000,000 |
| | | | | | | | | $ | |
| A | AUTOMOBILE LIABILITY<br>ANY AUTO<br>ALL OWNED AUTOS<br>SCHEDULED AUTOS<br>HIRED AUTOS<br>NON-OWNED AUTOS | | | 3152C7221 | 01/04/2022 | 1/04/2023 | COMBINED SINGLE LIMIT (Ea accident) | $ | 1,000,000 |
| | | | | | | | BODILY INJURY (Per person) | $ | |
| | | | | | | | BODILY INJURY (Per accident) | $ | |
| | | | | | | | PROPERTY DAMAGE (Per accident) | $ | |
| | | | | | | | | $ | |
| A | X UMBRELLA LIAB XX OCCUR<br>EXCESS LIAB CLAIMS-MADE<br>DED RETENTION $ | | | 3101E1860 | 01/04/2022 | 01/04/2023 | EACH OCCURRENCE | $ | 5,000,000 |
| | | | | | | | AGGREGATE | $ | |
| | | | | | | | | $ | |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N/A | | 3101W6176 | 01/04/2022 | 01/04/2023 | XX PER STATUTE OTH-ER | | |
| | | | | | | | E.L. EACH ACCIDENT | $ | 100,000 |
| | | | | | | | E.L. DISEASE - EA EMPLOYEE | $ | 100,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ | 500,000 |
| | | | | | | | | | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER AS ADDITIONAL INSURED

$1,000,000. LIQUOR LIABILITY PER OCCURANCE INCLUDED IN POLICY 3101X3113

CERTIFICATE HOLDER

TOWN OF SOUTHOLD
PO BOX 1179
SOUTHOLD NY 11971

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
George Formes

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5381

**JEMCO WINERY ASSOCIATES INC.**
DBA KONTOKOSTA WINERY
P.O. BOX 67
GREENPORT, NY 11944

DIME
50-666/214

5/3/2022

PAY TO THE ORDER OF TOWN OF SOUTHOLD $ **150.00

One Hundred Fifty and 00/100********** DOLLARS

TOWN OF SOUTHOLD
TOWN HALL ANNEX
54375 MAIN ROAD
PO BOX 1179
SOUTHOLD, NY 11971-0959

MEMO SPECIAL EVENT PERMIT FEE

AUTHORIZED SIGNATURE

⑈005381⑈ ⑆021406667⑆ 0800020158⑈

**Mirabelli, Melissa**

**From:** Glew, Claire
**Sent:** Monday, May 9, 2022 2:40 PM
**To:** Mirabelli, Melissa
**Subject:** RE: Special Event - KW1a-c

Hi Missy,

There are no exemptions where this event is taking place.

*Claire Glew*
Assistant to Assessor
Town of Southold
Board of Assessors
(631)765-1937 Phone
(631)765-1356 Fax
www.southoldtownny.gov
claireg@southoldtownny.gov

**From:** Mirabelli, Melissa <melissa.mirabelli@town.southold.ny.us>
**Sent:** Monday, May 9, 2022 2:33 PM
**To:** Spiro, Melissa <Melissa.Spiro@town.southold.ny.us>; Easton, James <jamese@southoldtownny.gov>; Glew, Claire <Claire.Glew@town.southold.ny.us>; Webster, Kevin <kevin.webster@town.southold.ny.us>; Killean, Jade <Jade.Killean@suffolkcountyny.gov>
**Cc:** Amakawa, Andrew <Andrew.Amakawa@suffolkcountyny.gov>; Ruckdeschel, August <August.Ruckdeschel@suffolkcountyny.gov>
**Subject:** Special Event - KW1a-c

Please send any and all questions or comments to me

Missy

***Melissa M. Mirabelli***
*Secretary to the Town Attorney*
Town of Southold
Southold Town Hall Annex
54375 Route 25 ( Main RD)
P.O. Box 1179
Southold, NY 11971
Office (631) 765-1939

Fax (631)765-6639

**********
This electronic mail transmission may contain confidential or privileged information. If you believe that you have received the message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.
**********

## Mirabelli, Melissa

**From:** Easton, James
**Sent:** Monday, May 9, 2022 3:55 PM
**To:** Mirabelli, Melissa
**Subject:** RE: Special Event - KW1a-c

I have no objection to this event taking place.

Thank you,

James Easton
Fire Marshal
jamese@southoldtownny.gov
(W) 631-765-1802

PRIVELEGED AND CONFIDENTIAL COMMUNICATION CONFIDENTIALITY NOTICE: This electronic mail transmission is intended only for the use of the individual or entity to which it is addressed and may contain confidential information belonging to the sender which is protected by privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by e-mail and delete the original message.

**From:** Mirabelli, Melissa <melissa.mirabelli@town.southold.ny.us>
**Sent:** Monday, May 9, 2022 2:33 PM
**To:** Spiro, Melissa <Melissa.Spiro@town.southold.ny.us>; Easton, James <jamese@southoldtownny.gov>; Glew, Claire <Claire.Glew@town.southold.ny.us>; Webster, Kevin <kevin.webster@town.southold.ny.us>; Killean, Jade <Jade.Killean@suffolkcountyny.gov>
**Cc:** Amakawa, Andrew <Andrew.Amakawa@suffolkcountyny.gov>; Ruckdeschel, August <August.Ruckdeschel@suffolkcountyny.gov>
**Subject:** Special Event - KW1a-c

Please send any and all questions or comments to me

Missy

*Melissa M. Mirabelli*
*Secretary to the Town Attorney*
Town of Southold
Southold Town Hall Annex
54375 Route 25 ( Main RD)
P.O. Box 1179
Southold, NY 11971
Office (631) 765-1939
Fax (631)765-6639

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## Mirabelli, Melissa

**From:** Spiro, Melissa
**Sent:** Monday, May 9, 2022 3:53 PM
**To:** Mirabelli, Melissa
**Subject:** RE: Special Event - KW1a-c

This is not preserved land.
Melissa S.

**From:** Mirabelli, Melissa
**Sent:** Monday, May 09, 2022 2:33 PM
**To:** Spiro, Melissa <Melissa.Spiro@town.southold.ny.us>; Easton, James <Jamese@southoldtownny.gov>; Glew, Claire <Claire.Glew@town.southold.ny.us>; Webster, Kevin <kevin.webster@town.southold.ny.us>; Killean, Jade <Jade.Killean@suffolkcountyny.gov>
**Cc:** Amakawa, Andrew <Andrew.Amakawa@suffolkcountyny.gov>; Ruckdeschel, August <August.Ruckdeschel@suffolkcountyny.gov>
**Subject:** Special Event - KW1a-c

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## Mirabelli, Melissa

| | |
|---|---|
| **From:** | Lanza, Heather |
| **Sent:** | Monday, May 9, 2022 4:02 PM |
| **To:** | Flatley, Martin; Leslie Weisman Forward; Mirabelli, Melissa; Verity, Mike; Burke, John; Weisman, Leslie |
| **Subject:** | RE: Special Event Konakosta Winery KW1a-c |

I agree with asking for an earlier stop time of 10.

**From:** Flatley, Martin
**Sent:** Monday, May 09, 2022 3:58 PM
**To:** Leslie Weisman Forward <lesliekweisman@gmail.com>; Mirabelli, Melissa <melissa.mirabelli@town.southold.ny.us>; Verity, Mike <Mike.Verity@town.southold.ny.us>; Burke, John <johnbu@southoldtownny.gov>; Lanza, Heather <heather.lanza@town.southold.ny.us>; Weisman, Leslie <lesliew@town.southold.ny.us>
**Subject:** RE: Special Event Konakosta Winery KW1a-c

I would suggest 10-10:30 pm. He is going to call and complain anyway but this is a little more reasonable

**Martin Flatley, Chief of Police**
Town of Southold Police Department
41405 State Route 25
Peconic, N.Y. 11958
Tel: 631-765-3115

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**From:** Leslie Weisman Forward <lesliekweisman@gmail.com>
**Sent:** Monday, May 9, 2022 3:36 PM
**To:** Flatley, Martin <mflatley@town.southold.ny.us>; Mirabelli, Melissa <melissa.mirabelli@town.southold.ny.us>; Verity, Mike <Mike.Verity@town.southold.ny.us>; Burke, John <johnbu@southoldtownny.gov>; Lanza, Heather <heather.lanza@town.southold.ny.us>; Weisman, Leslie <lesliew@town.southold.ny.us>
**Subject:** RE: Special Event Konakosta Winery KW1a-c

Agreed no issued with the event but the music I an issue. If last year the music was required to end at 11Pm can we suggest 10PM this year based on prior complaints?
Leslie

**From:** Flatley, Martin [mailto:mflatley@town.southold.ny.us]
**Sent:** Monday, May 9, 2022 3:15 PM

**To:** Mirabelli, Melissa; Verity, Mike; Burke, John; Lanza, Heather; Weisman, Leslie
**Subject:** RE: Special Event Konakosta Winery KW1a-c

I have no objections to these events being approved, however, I would like to see the music off earlier as well. We have a neighbor that complains about the music all of the time when there is a wedding/event at Brecknock Hall.

**Martin Flatley, Chief of Police**
Town of Southold Police Department
41405 State Route 25
Peconic, N.Y. 11958
Tel: 631-765-3115

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**From:** Mirabelli, Melissa <melissa.mirabelli@town.southold.ny.us>
**Sent:** Monday, May 9, 2022 2:31 PM
**To:** Verity, Mike <Mike.Verity@town.southold.ny.us>; Burke, John <johnbu@southoldtownny.gov>; Lanza, Heather <heather.lanza@town.southold.ny.us>; Weisman, Leslie <lesliew@town.southold.ny.us>; Flatley, Martin <mflatley@town.southold.ny.us>
**Subject:** Special Event Konakosta Winery KW1a-c

Please send comments and or questions to me please and thank you

Missy

*Melissa M. Mirabelli*
*Secretary to the Town Attorney*
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## Mirabelli, Melissa

**From:** Killean, Jade <Jade.Killean@suffolkcountyny.gov>
**Sent:** Tuesday, May 10, 2022 3:16 PM
**To:** Mirabelli, Melissa; Spiro, Melissa; Easton, James; Glew, Claire; Webster, Kevin
**Cc:** Amakawa, Andrew; Ruckdeschel, August
**Subject:** RE: Special Event - KW1a-c

Hi Missy,

Regarding the event at the Kontokosta Winery, we do not have any comments as the property is neither SC PDR nor is it adjacent to County holdings.

Thank you,

*Jade Killean*
Planner
Suffolk County
Dept. of Economic Development & Planning
Division of Planning & Environment
100 Veterans Memorial Highway, 2nd Floor
Hauppauge, NY 11788
631-853-6044 Tel

practiceGREEN

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**Vaccination = Freedom from COVID-19**
*Help Suffolk County get back to normal*

COVID vaccines are safe, effective and free

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**Sent:** Monday, May 9, 2022 2:33 PM

**To:** Spiro, Melissa <Melissa.Spiro@town.southold.ny.us>; Easton, James <jamese@southoldtownny.gov>; Glew, Claire <Claire.Glew@town.southold.ny.us>; Webster, Kevin <kevin.webster@town.southold.ny.us>; Killean, Jade <Jade.Killean@suffolkcountyny.gov>
**Cc:** Amakawa, Andrew <Andrew.Amakawa@suffolkcountyny.gov>; Ruckdeschel, August <August.Ruckdeschel@suffolkcountyny.gov>
**Subject:** Special Event - KW1a-c

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**Please send any and all questions or comments to me**


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## Mirabelli, Melissa

| | |
|---|---|
| **From:** | Leslie Weisman Forward |
| **Sent:** | Wednesday, May 18, 2022 12:59 PM |
| **To:** | Mirabelli, Melissa; Lanza, Heather; Weisman, Leslie; Flatley, Martin; Verity, Mike; Burke, John |
| **Cc:** | Spiro, Melissa; Easton, James; Glew, Claire; Webster, Kevin |
| **Subject:** | RE: Kontokosta Winery |

Since the applicant has not complied with all the conditions of previous approvals by the Town Board I suggest denying this application as stated in all standard resolutions. Leslie

**From:** Mirabelli, Melissa [mailto:melissa.mirabelli@town.southold.ny.us]
**Sent:** Wednesday, May 18, 2022 11:38 AM
**To:** Lanza, Heather; Weisman, Leslie; Flatley, Martin; Verity, Mike; Burke, John
**Cc:** Spiro, Melissa; Easton, James; Glew, Claire; Webster, Kevin
**Subject:** Kontokosta Winery

Good morning All,

As per request of the committee I spoke with Mr. Kontakosta who was not understanding that he was told last year was the last time they would be permitted to have wedding music until 11PM. I have the email from Denis' conversation with him stating that he would contract the 2022 brides for 10PM end time. This application still is asking for 11:30 and Mr. Kontaksosta basically stated he is only doing three weddings and he claims he has always done this and admitted they still went until 11:30 last year. Ignoring our condition on his resolution for ending at 11PM sharp.
I have attached this years application again for everyone as well as last years communications as well so all can review.

Please let me know how this committee would like to go forward with this application.

Missy

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*Secretary to the Town Attorney*
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## Mirabelli, Melissa

**From:** Flatley, Martin
**Sent:** Wednesday, May 18, 2022 11:59 AM
**To:** Mirabelli, Melissa; Lanza, Heather; Weisman, Leslie; Verity, Mike; Burke, John
**Cc:** Spiro, Melissa; Easton, James; Glew, Claire; Webster, Kevin
**Subject:** RE: Kontokosta Winery

I still have no objections to approval, but still maintain that music should not be permitted as late as 11:30pm. It should at the very least be consistent with last year's end time of 11pm.

**Martin Flatley, Chief of Police**
Town of Southold Police Department
41405 State Route 25
Peconic, N.Y. 11958
Tel: 631-765-3115

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**Sent:** Wednesday, May 18, 2022 11:38 AM
**To:** Lanza, Heather <heather.lanza@town.southold.ny.us>; Weisman, Leslie <lesliew@town.southold.ny.us>; Flatley, Martin <mflatley@town.southold.ny.us>; Verity, Mike <Mike.Verity@town.southold.ny.us>; Burke, John <johnbu@southoldtownny.gov>
**Cc:** Spiro, Melissa <Melissa.Spiro@town.southold.ny.us>; Easton, James <jamese@southoldtownny.gov>; Glew, Claire <Claire.Glew@town.southold.ny.us>; Webster, Kevin <kevin.webster@town.southold.ny.us>
**Subject:** Kontokosta Winery

Good morning All,

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I have attached this years application again for everyone as well as last years communications as well so all can review.

Please let me know how this committee would like to go forward with this application.

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# RESOLUTION 2022-461

## ADOPTED

DOC ID: 18130

**THIS IS TO CERTIFY THAT THE FOLLOWING RESOLUTION NO. 2022-461 WAS ADOPTED AT THE REGULAR MEETING OF THE SOUTHOLD TOWN BOARD ON MAY 24, 2022:**

RESOLVED that the Town Board of the Town of Southold hereby grants permission to Kontokosta Winery, to hold Special Events 2022-26 at the Kontokosta Winery , 825 North RD, Greenport, New York as applied for in Application KW1a-c for weddings on July 16, July 30 and October 15, 2022 from 5PM to 10:30PM, subject to the following conditions:

1. Music must end at **10:30PM** sharp;
2. All parking of vehicles for this event must be as shown on the plan submitted with the special event application.

Provided they adhere to ALL conditions on the application, permit and to the Town of Southold Policy for Special Events and subject to the applicant's compliance with all executive orders of the State of New York. This permit is subject to revocation if the applicant fails to comply with any of the conditions of the approval or is unable to properly control traffic flow into and out of the event.

**Denis Noncarrow**
**Southold Town Clerk**

**RESULT:** **ADOPTED [UNANIMOUS]**
**MOVER:** Greg Doroski, Councilman
**SECONDER:** Louisa P. Evans, Justice
**AYES:** Nappa, Doroski, Mealy, Doherty, Evans, Russell

*Town Hall Annex*
*54375 Route 25*
*P.O. Box 1179*
*Southold, NY 11971*
*Office : (631) 765-1939*

# SPECIAL EVENT COMMITTEE
## TOWN OF SOUTHOLD

May 26, 2022

Kontokosta Winery
P.O. Box 67
Greenport, NY 11944
Attn.: Britt Pearce

**Re: Special Event Permit**
**Event #: 2022-26**

Dear Ms. Pearce,

Enclosed please find a copy of the Town of Southold adopted resolution. Please note there are conditions to this event as stated in the adopted resolution. There are additional conditions that are an executive order from the Governor of the State of New York failure to comply with these conditions will result in revocation of your Special Event Permit.

Sincerely,

Melissa M Mirabelli,
*Secretary to Town Attorney*