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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
-----x
PLANNING BOARD
WORK SESSION, PUBLIC HEARINGS & REGULAR MEETING
-----x
January 19, 2024
4:00 p.m.
Station One Firehouse
236 3rd Street
Greenport, New York 11944

Before:
PATRICIA HAMMES - Chairwoman
DANIEL CREEDON - Member
SHAWN BUCHANAN - Member
ELIZABETH TALERMAN - Member
FRANCES WALTON - Member (Absent)

ALSO PRESENT:
BRIAN STOLAR, ESQ. - Village Attorney
MICHAEL NOONE - Clerk of the Board

1 CHAIRWOMAN HAMMES: Good afternoon, and
2 welcome to the Village of Greenport Planning Board
3 meeting for Friday, January 19th, 2024, 4:00 PM
4 promptly, and I hereby call the meeting to order.

5 This meeting is a public meeting. Our agenda
6 for this afternoon includes a public hearing in
7 respect of an application by Townsend Manor Inn for
8 an entertainment permit, our first one, as well as a
9 continuation of the pre-submission conference and
10 related public hearing in respect to a proposal of
11 the developing constructive hotel at 200 Main
12 Street.

13 As a reminder, if you are speaking today,
14 please start by slowly and clearly stating your full
15 name and address and, to the extent applicable, your
16 affiliation with the relevant application or
17 applicant, for the record.

18 In addition, please remember that all
19 comments should be addressed solely to the Planning
20 Board and not to any applicant or any other person
21 in the audience. Thank you.

22 We have some administrative matters first
23 that we have to run through.

24 The first order of business is a motion to
25 schedule the next Planning Board work session,

1 public hearings and regular meeting, for 4:00 PM, on
2 Friday, February 2nd, 2024.

3 I so move to schedule this meeting. Do I
4 have a second?

5 MEMBER TALERMAN: Yes. Second.

6 CHAIRWOMAN HAMMES: All those in favor? Aye.

7 MEMBER CREEDON: Aye.

8 MEMBER TALERMAN: Aye.

9 MEMBER BUCHANAN: Aye.

10 CHAIRWOMAN HAMMES: Anybody opposed?

11 (No response).

12 The motion passes.

13 The second order of business is a motion to
14 accept and approve the Minutes of the December 8th,
15 2023 Planning Board work session, public hearings
16 and regular meeting Minutes.

17 I move to accept and approve said Minutes. Do
18 I have a second?

19 MEMBER BUCHANAN: Second.

20 CHAIRWOMAN HAMMES: All those in favor? Aye.

21 MEMBER CREEDON: Aye.

22 MEMBER TALERMAN: Aye.

23 MEMBER BUCHANAN: Aye.

24 CHAIRWOMAN HAMMES: Any opposed?

25 (No response).

1 Motion passes.

2 The third order of business is a motion to
3 accept and approve the Minutes of the December 15th,
4 2023 Planning Board work session, public hearings
5 and regular meeting Minutes.

6 I so move to accept and approve said Minutes.

7 Do I have a second?

8 MEMBER CREEDON: Second.

9 CHAIRWOMAN HAMMES: All those in favor? Aye.

10 MEMBER CREEDON: Aye.

11 MEMBER TALERMAN: Aye.

12 MEMBER BUCHANAN: Aye.

13 CHAIRWOMAN HAMMES: Any opposed?

14 (No response).

15 Motion passes.

16 The four order of business is a motion to
17 accept the Findings and Determinations in respect of
18 the application of Gabriella Purita for site plan
19 approval in respect of the property located at 218
20 Main Street, otherwise doing business as D'Latte
21 Cafe & Bakery.

22 This property is located in the C-R Retail
23 Commercial District, and is also located in the
24 Historic District. It is located at SCTM#
25 1001-14-10-12.

1 I'm going to ask Board member Buchanan to
2 read the findings and determinations into the record
3 at this time.

4 MEMBER BUCHANAN: Okay. Whereas Gabriella
5 Purita, 218 Main Street, Greenport, applied for a
6 site plan approval.

7 Whereas the Board held a presubmission
8 conference on December 8th, 2023;

9 Whereas the Board determined that the
10 application is not a significant application, accept
11 the application as complete, and determined that no
12 public hearing is required;

13 Whereas the project is located at 218 Main
14 Street, situated in the C-R District, Commercial
15 Retail, SCTM# 1001-14-10-12;

16 Whereas the site plan contemplates the
17 restoration of a wall and reduction in square
18 footage of the establishment resulting from an
19 eviction by the owner from the combined 216-218 Main
20 Street premises, which combined premises has
21 previously obtained site plan approval;

22 Whereas the previous establishment was, end
23 of quote, new, reduced store location will be known
24 as D'Latte Cafe & Bakery, which will sell gelato,
25 cookies, soup, drinks, baked goods and related

1 products;

2 Whereas the applicant proposes to use and
3 operate the renovated premises in accordance with
4 floor plans submitted with the application for
5 maintaining the total indoor and outdoor seating at
6 40;

7 Whereas the Planning Board held a
8 pre-submission conference on December 8th, 2023,
9 where it took testimony from the applicant and
10 discussed the application on December 15th, 2023;

11 Whereas the Planning Board has reviewed said
12 application with regard to the site plan criteria
13 under 150-30 of the Village code and finds the
14 application is in compliance there within;

15 Now therefore be it resolved the Village of
16 Greenport Planning Board hereby approves the site
17 plan application of Gabriella Purita, located at 218
18 Main Street, in the C-R District, Commercial Retail,
19 SCTM# 1001-14-10-12, I make a motion to accept the
20 foregoing. Do I have a second?

21 CHAIRWOMAN HAMMES: Second.

22 MR. STOLAR: I just want to amend, offer an
23 amendment. I just realized there was a typo. The
24 Block number, the Suffolk County Tax Block number is
25 number 4, not number 14.

1 MEMBER BUCHANAN: Okay.

2 CHAIRWOMAN HAMMES: Okay. So I make a motion
3 to accept the foregoing as amended. Do I have a
4 second?

5 MEMBER BUCHANAN: Second.

6 CHAIRWOMAN HAMMES: All those in favor? Aye.

7 MEMBER CREEDON: Aye.

8 MEMBER TALERMAN: Aye.

9 MEMBER BUCHANAN: Aye.

10 CHAIRWOMAN HAMMES: Any opposed?

11 (No response).

12 The motion passes.

13 The fifth order of business is a motion to
14 accept the findings and determinations in respect to
15 the application of Monika Majewski on behalf of
16 Divine Homes LLC, in respect to a proposed curb cut
17 for the property located at 424 Second Street.

18 This property is located in the R-2 One &
19 Two-family Residential District and is also located
20 in the Historic District.

21 It is located at SCTM# 1001-4-2-35.3.

22 I'm going to request Board member Talerman
23 read the findings and determinations for this
24 application into the record at this time.

25 MEMBER TALERMAN: Whereas Monika Majewski, on

1 behalf of Divine Homes, LLC, 424 2nd Street,
2 Greenport, SCTM No. 1001-4-2-35.3, the premises,
3 applied for the approval of curb cut;

4 Whereas the Board discussed the application
5 at its meeting of December 8th, 2023;

6 Whereas the applicant proposes to construct
7 the curb cut in the location depicted on the site
8 plan submitted with the application, and denoted as
9 prop curb cut;

10 Whereas the curb cut is proposed to comply
11 with the construction specifications and materials
12 as required by Village Code 150-30.1 (b) and (c);

13 Whereas the Planning Board has reviewed said
14 application with regard to the criteria under
15 Village Code 150-30.1(e), and determines that,
16 subject to the conditions herein:

17 One: The proposed driveway entrance or curb
18 cut will not interfere with the orderly and
19 reasonable use of the adjacent properties, or
20 properties across the street from the subject
21 property.

22 Two: The proposed driveway entrance or curb
23 cut will not create undo interference with vehicular
24 traffic in the adjoining roadway.

25 Three: The proposed curb cut and driveway

1 entrance or curb cut will not adversely effect the
2 health, safety, welfare, comfort or convenience of
3 Village inhabitants, and;

4 Four: The issuance of a permit as provided
5 herein does not constitute a waiver of any
6 requirements respecting the subject property which
7 may exist pursuant to statute, law or ordinance.

8 Now therefore be it resolved, the Village of
9 Greenport Planning Board hereby approves the curb
10 cut application of Monika Majewski on behalf of
11 Divine Homes LLC, located at 424 2nd Street,
12 Greenport, on the condition that no fencing forward
13 of the dwelling shall be solid fencing, but may
14 include picket fencing.

15 I make a motion to accept the foregoing. Do I
16 have a second?

17 CHAIRWOMAN HAMMES: Second.

18 MEMBER TALERMAN: All those in favor?

19 CHAIRWOMAN HAMMES: Aye.

20 MEMBER CREEDON: Aye.

21 MEMBER TALERMAN: Aye.

22 MEMBER BUCHANAN: Aye.

23 MEMBER TALERMAN: Any opposed?

24 (No response).

25 MEMBER TALERMAN: The motion passes.

1 CHAIRWOMAN HAMMES: The sixth order of
2 business is a motion to accept the findings and
3 determinations in respect of the application of
4 Diana Darling in respect to the proposed curb cut
5 for the property located at 403 5th Street. This
6 property is located in the R-2 One& Two-Family
7 Residential District, and is not located in the
8 Historic District.

9 It is located at SCTM# 1001-6-5-17.2.

10 I'm going to request that Board member
11 Creedon read the findings and determinations for
12 this application into the record at this time.

13 Dan?

14 MEMBER CREEDON: Whereas Diana Darling, 403
15 5th Street, Greenport, SCTM# 1001-6-5-17.2, the
16 premises, applied for approval of a curb cut;

17 Whereas the Board discussed the application
18 at its meeting on December 8th, 2023;

19 Whereas the applicant proposes to construct a
20 curb cut for the location depicted on the site plan
21 submitted with the application and denoted as
22 existing double-gate position of requested curb cut;

23 Whereas the curb cut is proposed to comply with
24 construction specifications and materials as
25 required by Village Code section 150-30.1 sections

1 (b) and (c);

2 Whereas the Planning Board has reviewed said
3 application with regard to the criteria under
4 Village Code section 150-30.1(e), and determines
5 that subject to the conditions imposed herein:

6 One. The proposed driveway entrance or curb
7 cut will not interfere with the orderly and
8 reasonable use of the adjacent properties or the
9 properties across the street from the subject
10 property.

11 Two. The proposed driveway entrance or curb
12 cut will not create undo interference with vehicular
13 traffic in the adjoining roadway.

14 Three. The proposed curb cut and driveway
15 entrance or curb cut will not adversely affect the
16 health, safety, welfare, comfort or convenience of
17 Village inhabitants, and;

18 Four. The issuance of the permit as provided
19 herein, does not constitute a waiver of any
20 requirements in respect to the subject property
21 which may exist pursuant to statute, law or
22 ordinance.

23 Now therefore be it resolved, the Village of
24 Greenport Planning Board hereby approves the curb
25 cut application of Diana Darling, 403 5th Street,

1 Greenport, on the condition that the four-foot high
2 fencing in the front yard and running along Flint
3 Street be constructed of picket material and shall
4 not be a solid fence.

5 I so move to accept and approve the
6 foregoing. Do I have a second?

7 CHAIRWOMAN HAMMES: Second. All those in
8 favor? Aye.

9 MEMBER CREEDON: Aye.

10 MEMBER TALERMAN: Aye.

11 MEMBER BUCHANAN: Aye.

12 CHAIRWOMAN HAMMES: The motion passes.

13 The seventh order of business is a public
14 hearing, discussion and possible motion to approve
15 the application of Scott Gonzalez on behalf of
16 Townsend Manor Inn, for an entertainment permit
17 pursuant to Section 150-51 of the Village Code. The
18 property is located at 714 Main Street and is
19 located in the Commercial Retail District and
20 Historic District.

21 It is located at SCTM# 1001-2-3-10.

22 As this section is new, a new provision,
23 relatively new provision of the code, first of all
24 we would like to thank you for getting your
25 application in on time, but I also want to make a

1 few preliminary statements.

2 The purpose of the entertainment permit
3 process, as this Board understands it, is to ensure,
4 one, the business' hosting, entertainment and/or
5 catered events or affairs of their properties are
6 compliant with applicable Village code provisions,
7 including Chapter 88 relating to noise, and are not
8 otherwise conducting such activities in a manner
9 that would unduly interfere with the public, health,
10 safety and welfare, and the comfort, convenience and
11 order of the Village in general and the surrounding
12 neighborhood in particular.

13 And two, to provide the Village with a
14 mechanism for enforcement of violations of Village
15 code arising in conjunction with the hosting of such
16 events.

17 It is also to confirm that businesses are
18 otherwise operating in accordance with their
19 currently effective approved site plans and/or
20 conditional use approvals, though that is not a
21 requirement for issuance of the permit.

22 To the extent that an existing business has
23 outstanding code violations, including site plan or
24 conditional use approval violations, the approval of
25 this Board of the issuance of an entertainment

1 permit does not in any manner constitute a waiver of
2 those violations by the Village, or an endorsement
3 of any deviations from a currently effective site
4 plan, or conditional use approval for a property.

5 As a general rule at this time, an
6 outstanding violation will not be grounds for a
7 denial of the issuance of an entertainment permit,
8 but in certain circumstances this Board may include
9 additional conditions on the term of the
10 effectiveness of the entertainment permit that
11 provides for a reasonable timeframe which applicant
12 will need to resolve any such violations with the
13 Village.

14 The Board will be reviewing entertainment
15 permit applications with the general presumption
16 that entertainment and catered event activities are
17 permitted as part of the conduct of business in the
18 Village, so long as they are being conducted in
19 accordance with Code, and not in a manner that is
20 detrimental to the community.

21 With this in mind, any public comments on the
22 issuance of an entertainment permit should be
23 specific to the relevant property and proposed
24 activity by the relevant business, and not more
25 generalized in respect of matters that would apply

1 to any business hosting entertainment or catered
2 affairs.

3 Those type of more generalized comments or
4 concerns are more properly addressed to the
5 legislative body of the Village, being the Board of
6 Trustees.

7 I was going to ask you to come to the podium,
8 but you beat me to it. Again, thank you, for your
9 application.

10 I think we've all looked at your application.
11 I don't know if there is anything you want to
12 highlight in connection with it, or just open it up
13 in case the Board has any questions.

14 MR. GONZALEZ: Scott Gonzalez, 714 Main
15 Street, Greenport. Townsend Manor.

16 No, I just didn't know if you had any other
17 questions.

18 CHAIRWOMAN HAMMES: Okay, great. I just --
19 since you completed the submitted application, I
20 just wanted to confirm a couple of things verbally
21 with you.

22 The first is that you've reviewed Chapter
23 150-51 of the code. Presumably you have because
24 that's what caused you to obtain the permit to be
25 issued. That's what governs the hosting of events.

1 MR. GONZALEZ: Yes.

2 CHAIRWOMAN HAMMES: In particular the
3 operating requirements set forth in 150-51(d).

4 I also want to confirm you are aware of
5 Chapter 88, noise of the code, and that it applies
6 to some of these activities, and that the Village is
7 in the process of amending that code, and that you
8 intend to comply with it both in its current form,
9 and if it is so amended, as it is so amended.

10 MR. GONZALEZ: Okay, yes.

11 CHAIRWOMAN HAMMES: And finally, I would like
12 to confirm that to the best of your knowledge, on
13 the information and materials you provide in your
14 application don't conflict with or otherwise
15 contemplate altering the premises in a way that
16 would conflict with any existing approvals
17 applicable to the property, including your existing
18 site plan.

19 MR. GONZALEZ: No. No changes.

20 CHAIRWOMAN HAMMES: Super. And at this time I
21 would like to ask the Village to confirm whether
22 it's aware of any outstanding code violations or
23 site plan violations in respect of this business.

24 MR. NOONE: We are unaware of any violations
25 or any site plan problems.

1 CHAIRWOMAN HAMMES: Thank you. All right, I
2 will open it up to the Board, if anybody has any
3 questions for the applicant or comments that they
4 want to make.

5 (No response).

6 CHAIRWOMAN HAMMES: Okay, you can sit down and
7 we'll open it up to the public and then we'll
8 hopefully make a motion. Thank you.

9 I'm going to now open it up for the public to
10 address the Board in respect of this application.
11 Anyone?

12 (No response).

13 All right, Mike, I believe that you have one
14 letter in respect of this application. If you could
15 please read that into the record.

16 MR. NOONE: We do have one letter from John
17 Costello, he's the owner of Hanff's Boatyard on
18 Sterling and Main Street. It's adjacent to the
19 Townsend Manor. It was sent to Candace Hall, who is
20 the Village Clerk. It's regarding Scott Gonzalez,
21 Townsend Manor, Greenport.

22 Dear Planning Board members: We have just
23 received the notification regarding Scott Gonzalez
24 of Townsend Manor requesting an entertainment
25 permit.

1 Given that my property at Hanff's Boatyard
2 neighbors Townsend Manor, I was initially going to
3 object to his request; however, since I am now
4 totally deaf, I will support his application so long
5 as the entertainment noise level is below that of a
6 volcano.

7 If you would like to discuss the matter
8 further, I am available at my office (631) 477-1199
9 or on my cell (631) 902-1711.

10 CHAIRWOMAN HAMMES: Thank you. We all need a
11 little levity in our life sometimes.

12 So unless anybody else on the Board has
13 anything at this time on this application, I make a
14 motion to close the public hearing in respect of the
15 application of Scott Gonzalez on behalf of Townsend
16 Manor Inn for an entertainment permit for the
17 hosting of entertainment and catered events at the
18 property located at 714 Main Street.

19 Do I have a second?

20 MEMBER BUCHANAN: Second.

21 CHAIRWOMAN HAMMES: All those in favor? Aye.

22 MEMBER CREEDON: Aye.

23 MEMBER TALERMAN: Aye.

24 MEMBER BUCHANAN: Aye.

25 CHAIRWOMAN HAMMES: The motion passes.

1 I'm now going to read through the
2 determinations the Board is required to make in
3 respect of the issuance of this application.

4 I'm going to ask that each Board member
5 indicate at the end of each one whether it agrees or
6 disagrees with such determination.

7 In making those determinations, the Board is
8 relying on the information contained in the
9 application as to factual matters, including with
10 respect to the proposed operation of the property.
11 It's also assuming that the applicant will operate
12 in accordance with Village code and is current in
13 its site plan and any modifications passed in the
14 future.

15 The first one of those is that no responsible
16 person has within the past five years been convicted
17 of a felony or misdemeanor that is substantially
18 related to the qualifications, functions or duties
19 of a proprietor or manager of a business entity or
20 property that hosts entertainment or catered
21 affairs. People agree?

22 (Board members agree).

23 Confirmed.

24 The second one, the next one is, neither the
25 applicant, business entity or property, nor any

1 responsible person has a history of pervasive code
2 violations in connection with the operation of a
3 business providing entertainment or catered affairs.
4 Confirmed?

5 (Board members agree).

6 CHAIRWOMAN HAMMES: The applicable business,
7 entity or property has not been the subject of
8 pervasive code violations in the immediately
9 preceding five-year period. Agreed?

10 (Board members agree).

11 The proposed entertainment and/or catered
12 affairs will not unduly interfere with the public
13 health, safety and welfare, and the comfort,
14 convenience and order of the Village in general, and
15 of the residents of the immediate neighborhood in
16 particular. Agreed?

17 (Board members agree).

18 The nature, scale and operating
19 characteristics of such business, entity or property
20 in providing entertainment or catered affairs are
21 compatible with existing and future land uses in the
22 surrounding neighborhood. Agreed?

23 (Board members agree).

24 The proposed operating plan for the
25 applicable business, entity or property is

1 sufficient to ensure compliance with applicable
2 provisions of the code and other applicable laws,
3 including in respect to the occupancy limits, noise
4 and other potential nuisances to the surrounding
5 neighborhood. Agreed?

6 (Board members agree).

7 Appropriate buffering will be in place to
8 reduce any impact of the proposed activities in
9 respect of noise, light or other potential nuisances
10 in the surrounding neighborhood. Agreed?

11 (Board members agree).

12 The proposed entertainment and/or hosting of
13 catered affairs will not generate noise of such
14 character, intensity or duration as to be
15 detrimental to the health or quality of life of a
16 reasonable person of ordinary sensibilities. Agreed?

17 (Board members agree).

18 Speakers and any other noise generating
19 equipment are oriented away from residential
20 dwellings or areas. Agreed?

21 (Board members agree).

22 And it does not appear on its face that the
23 application contains any false or misleading
24 material information. Agreed?

25 (Board members agree).

1 Based on the foregoing determinations, I move
2 that this Board approve the application for an
3 entertainment permit for the property located at 714
4 Main Street doing business as Townsend Manor Inn.

5 Do I have a second?

6 MEMBER BUCHANAN: Second.

7 CHAIRWOMAN HAMMES: All those in favor? Aye.

8 MEMBER CREEDON: Aye.

9 MEMBER TALERMAN: Aye.

10 MEMBER BUCHANAN: Aye.

11 CHAIRWOMAN HAMMES: Any opposed?

12 (No response).

13 Motion carries.

14 Congratulations on being the first
15 entertainment -- (inaudible).

16 (Audience applauding).

17 MR. GONZALEZ: Thank you.

18 CHAIRWOMAN HAMMES: The next order of business
19 is a continuation of the pre-submission conference
20 regarding the application of HF2 Hotel Owner LLC in
21 respect of the construction of the new hotel at the
22 property located at 200 Main Street.

23 The property is located in the C-R Retail
24 Commercial District and within the Historic
25 District.

1 It is located at SCTM# 1001-14-10-16.

2 The applicant proposes the demolition of the
3 existing building on the property and the
4 construction of a new 18-room inn, together with a
5 retail gallery space to be located in the front of
6 the property abutting on Front and Main Street.

7 We have had two prior meetings in respect of
8 this pre-submission hearing for the application and
9 have received extensive comments from the public.

10 Prior to the last meeting the applicant
11 provided additional materials requested by this
12 Board as part of its consideration of this
13 application during the pre-submission process, but
14 the Board had not yet had the time to review those
15 materials. We now have, and I would like to, I want
16 to start this meeting off by giving the applicant
17 the opportunity, if it cares to, to provide any
18 comments or updates that it thinks will be helpful
19 to this Board at this time, if you have anything.

20 MEMBER CREEDON: Can I say something quick?

21 CHAIRWOMAN HAMMES: Sure.

22 MEMBER CREEDON: It's just a detail. When you
23 read the tax map, you read it differently than what
24 it says on here.

25 CHAIRWOMAN HAMMES: SCTM# 1001-14-10-16? Maybe

1 I have it wrong.

2 MEMBER CREEDON: Mine says "4."

3 CHAIRWOMAN HAMMES: (Perusing). Okay. Sorry,
4 it's a "4." Thank you. I amend that.

5 MEMBER CREEDON: I don't know if that matters,
6 but --

7 CHAIRWOMAN HAMMES: It will when we pass
8 anything.

9 MR. BOYLE: Ready?

10 CHAIRWOMAN HAMMES: Yes. Name and address,
11 please.

12 MR. BOYLE: Mark Boyle, 1073 Ash Drive,
13 Mahwah, New Jersey.

14 Hi. Mark Boyle, back again after the first
15 public session back in December, and now we are on
16 our third and hopefully last.

17 Erik and I do appreciate all the residents
18 that come forward to let their opinion be heard over
19 the past year.

20 Most recently we received some 35 letters
21 from residents regarding the gardens at 200 Main
22 Street. We love hearing from the residents about
23 this, and felt it was an important issue to address
24 in person.

25 So we invited the letter writers to meet with

1 us last Thursday. About ten residents did come for
2 discussion; yes, an old-fashioned, two-way
3 discussion.

4 We heard some interesting opinions from our
5 neighbors, but equally important was when we
6 explained to them why our proposed site plan
7 includes the removal of the gardens.

8 Our understanding from previous meetings was
9 that the Village wanted us to remove the trees and
10 bushes for safety and site line concerns of the
11 intersection, which frankly makes a lot of sense to
12 us, and we hope the residents we met with better
13 understand this, too.

14 It further explained -- I further explained
15 that our historian researched images of maps of our
16 site 150 years-plus back. Back then the building was
17 always built up to the corner and there was never a
18 garden. As she says, 40 and -- 30, 40 and 50 years
19 is recent history. The garden is only a recent
20 addition since the closing of the car wash and the
21 laundromat. It has no significant history relevance
22 at all.

23 Her expertise has always been considered in
24 our submission to the Village and acknowledges the
25 history of the 200 Main Street location as well as

1 its future.

2 The ongoing message from this and many
3 discussions we have had over the past year, is this:
4 We need to have a meeting sooner rather than later
5 with the Historic Preservation Committee about
6 context. Even if it is informal.

7 We, as property owners, are being put in the
8 middle of the discussion between the Village
9 leadership and residents. Frankly, at this point, if
10 the Village tells us that the gardens, to keep the
11 gardens, we will. If the Village tells us to remove
12 them, we will.

13 We believe we have presented the best
14 solution for the 200 Main Street location that
15 includes safety, architectural and historic
16 concerns. We simply need to have a conversation and
17 consensus.

18 After our December meeting we received a
19 letter from the Planning Board with 17 specific
20 questions. We answered each and every one of them.
21 Here are some highlights from those, and some
22 clarifications.

23 We submitted vehicular maneuvering drawings
24 for the Village fire truck, and again confirmed it
25 in fact can make all the turns around our proposed

1 inn.

2 By the way, the model did not, our model did
3 not consider that the rear-steering capabilities of
4 our truck, so it's actually a safety margin built in
5 on top of that. This concern expressed by the
6 residents is not an issue.

7 Our engineers ran a simulation of a 50-foot
8 trailer truck that was raised by Mr. Clark as a
9 concern. We now understand his concerns and have
10 alleviated -- excuse me. We now understand his
11 concerns, and have been alleviated that his truck
12 will have an easier time making the turns with our
13 submitted plan.

14 So we have confirmed we are not impeding a
15 neighboring business. This should no longer be at
16 issue for the public.

17 Third, our engineers provided further
18 information regarding the traffic study. Matt and
19 Keyan are going to speak about that in a couple of
20 minutes in detail.

21 We provided full operational details for the
22 inn, including the staffing plan, loading and
23 unloading plans, snow removal, trash and refuse
24 handling. None of these activities will impact the
25 day-to-day of the Village, and, two, should no

1 longer be an issue.

2 Further comments regarding the historical
3 nature of the proposed inn, as supported by our
4 historian, with this note: There have been comments
5 in the past about the size of our proposed building,
6 how it will be out of context with the Village
7 character. These observations are incorrect.

8 Our building will be smaller than the
9 three-story building to our south. Our building will
10 be smaller than the massive three-story building to
11 our west, as well as the massive boat storage and
12 repair buildings to our east.

13 The comments about the context of how our inn
14 will sit in the Village is false, and this too
15 should no longer be considered.

16 Six. We confirmed we intend to operate as a
17 year 'round business and support and complement all
18 of the Village's marketing efforts.

19 Seven. Further confirmed, we will not have a
20 prepared food and beverage service. We will be a
21 100% complementary business for all of our other
22 businesses in Greenport.

23 As a matter of fact, Pace University loves
24 the idea of the inn in the Village. Our inn creates
25 business for our other businesses in the Village of

1 Greenport. This is a fact, according to them.

2 Outside of the inn, we estimate that our use
3 will contribute over \$1.2 million that is spent in
4 the downtown Village area in the first years of
5 operation. There is no better use for this site.

6 I would like to ask Matt to come on up and
7 talk a little bit about the traffic.

8 MR. AYLWARD: Good afternoon. Matthew Aylward,
9 R&M Engineering. I did just want to speak briefly.
10 We did submit traffic movement plans, I believe
11 there are six of them. And I just want to confirm
12 that the models that we ran were based on the latest
13 truck that the Village had received from, I believe
14 it's Pierce Firefighting, and it does and can make
15 that maneuver from East Front Street to --

16 CHAIRWOMAN HAMMES: Does it take into account
17 the outrigging?

18 MR. AYLWARD: The outrigging? No, it does not.
19 So we found that -- but we are also, in addition to
20 seeing the simulation worked, we also are proposing
21 "no stopping" signs on the north side of East Front
22 Street as well. All right?

23 CHAIRWOMAN HAMMES: Thank you. Is that it for
24 you guys for the moment?

25 MR. BOYLE: Key, do you have something?

1 MR. CODY: Keyan Cody, also from the firm of
2 R&M Engineering.

3 I'm here just to discuss briefly the traffic
4 and parking once again.

5 We submitted an updated, revised letter
6 December 27th, 2023. It just briefly touches on
7 everything that was done in the previous traffic
8 impact study and updates to the 18 rooms from the 22
9 rooms.

10 First I would like to touch on the parking.
11 We did do a comprehensive parking study of the
12 entire Greenport area back in the Summer of 2022. We
13 studied the weekend after the July, I believe it's
14 the 8th and the 9th. We went from 10:00 AM to 10:00
15 PM on a Friday and Saturday. We studied multiple
16 lots and multiple private lots, and we narrowed the
17 scope in the end to areas that we found could
18 accommodate vehicles overnight and such.

19 The areas that we found that could do that
20 were portions of the lot located between Main and
21 First Street, the Long Island Railroad lot, the lot
22 located on the north side of Adams Street between
23 3rd and 1st, portions of the IGA lot, and the lot
24 located on the south side of South Street.

25 In total we found over 40 spaces were vacant

1 in those lots.

2 Specifically in the Long Island Railroad lot
3 we found over 20 spaces throughout the entire time
4 the observation were performed.

5 We then looked at industry-standard data from
6 the Institute of Transportation Engineers, which is
7 a group that collates studies done throughout the
8 country and organizes the data into land uses to
9 develop parking and traffic rates.

10 The parking generation manual by the ITE was
11 recently updated in October of this year -- of last
12 year now. They updated the land use code 312 from
13 business hotel to now be limited service hotel,
14 which very aptly fits the described use: No
15 restaurant, no beverage, really, onsite. Just
16 essentially lodging.

17 Based off that, based off the rates, an
18 18-room inn would generate twelve vehicles, parked
19 during their peak time, and their peak time would be
20 overnight when people are sleeping at the inn.
21 During the day it would be lower.

22 Because we found 20 spaces just in Long
23 Island Railroad lot alone, which is almost designed
24 to be sort of that short longterm parking, two or
25 three days, we believe there is adequate space in

1 the Village for the vehicles associated with the
2 site.

3 If you would like, I could also briefly
4 discuss the traffic.

5 CHAIRWOMAN HAMMES: I personally don't need
6 you to, but if anybody else wants you to.

7 (No response).

8 CHAIRWOMAN HAMMES: I think we're good.

9 MR. CODY: Great. Thank you.

10 CHAIRWOMAN HAMMES: So we thank you for all
11 the hard work that you --

12 MR. BOYLE: I just have a couple more things.

13 CHAIRWOMAN HAMMES: Okay, go ahead.

14 MR. BOYLE: Since our updated submission on
15 November 20th of 2023, there has been much
16 documentation exchanged, and three more open
17 sessions for public comments.

18 As I said the last time, we recognize the
19 need for public comments, and we have fully
20 participated in the process.

21 Remember, Erik and I made our commitment to
22 the process last Spring, almost a year ago, after
23 our initial meeting with the new mayor. At that
24 time we learned of his vision and assurance of a
25 fair process. I again ask to not allow process to

1 get in the way of progress.

2 We have been very patient in showing
3 willingness to work with the Village. Given all the
4 progress and efforts, we believe it is appropriate
5 to move the process along and recommend our
6 application to the Zoning Board for their
7 consideration. Thank you.

8 CHAIRWOMAN HAMMES: Thank you. We do
9 appreciate your patience and all of your hard work,
10 and we recognize that you have been attending, you
11 know, meetings and the like, listening to the
12 community. That's all really appreciated.

13 I think I'm going to walk through, I have a
14 couple of questions that are based on the materials
15 you submitted and then we'll walk through and other
16 members of the Board may have some, and then we'll
17 open it up one more time to the public.

18 Our intention up front is to close the
19 pre-submission hearing tonight, which will then
20 start the 45-day clock running on our report to you.

21 I think you are not allowed to file your
22 full and final application until that report has
23 been delivered to you. But we've started work on
24 that. I've had a couple of calls this week with the
25 consultants and we are very focused on moving as

1 quickly as we can. But we can talk a little bit more
2 about that and timing at the end when we get through
3 everything. Okay?

4 So I have a couple of questions and
5 clarifications on the materials. I'm guessing,
6 Mark, you are going to be the best person to answer
7 some of these. And there is really, you may not
8 have the answers, and there is no necessarily right
9 or wrong answers. They are just things that I went
10 through that I wanted to dot my i's and cross my t's
11 on.

12 So you refer to your architect and the
13 submission back, I'm a little confused on who the
14 architect is right now, because Elizabeth Roberts
15 was your original architect, I think, but the
16 current plans are referring to BLD Architecture.

17 So I was just trying to understand who is
18 doing the --

19 MR. BOYLE: Elizabeth Roberts is our
20 Historian.

21 CHAIRWOMAN HAMMES: Okay.

22 MR. BOYLE: And the architect that you see is
23 with R&M are our production, our architects.

24 CHAIRWOMAN HAMMES: So R&M is the architects?

25 MR. BOYLE: No, BLD is.

1 CHAIRWOMAN HAMMES: BLD is --

2 MR. BOYLE: BLD is our architects.

3 CHAIRWOMAN HAMMES: Okay, so, and BLD was
4 always the architect.

5 MR. BOYLE: That's right.

6 CHAIRWOMAN HAMMES: Okay, so that's where my
7 confusion was. Thank you.

8 I'm not sure you know the answer to this, but
9 we were, I think a couple of Board members asked me
10 this question as well, what the kind of current
11 average occupancy of your other inns are during the
12 off-season, kind of the January through April
13 period.

14 MR. WARNER: Oh, in the off season?

15 CHAIRWOMAN HAMMES: Yes, January through
16 April.

17 MR. WARNER: Between 30%, 40%. 38%.

18 CHAIRWOMAN HAMMES: Are they both similar or
19 is one more heavily trafficked than the other, or
20 you don't know the breakdown?

21 MR. WARNER: I don't have the breakdown, but
22 they are very similar.

23 CHAIRWOMAN HAMMES: So you went into some
24 detail on your response to us, which is helpful to,
25 you know, let us understand a little bit more about

1 what you are thinking about loading and unloading
2 and parking and all of that.

3 I guess I was just not totally clear, based
4 on what you've said in your application as to who is
5 going to actually use the three parking spots that
6 are onsite.

7 So that was one thing. And then I also, and
8 this has not really come up before, but I was going
9 through the code, and I asked the question on this,
10 on our side as well, the way I read the code,
11 anyway, is there is also a requirement for
12 off-street loading under 150-16(b)(e), and that
13 doesn't seem to be addressed in your plans.

14 MR. WARNER: Are these questions going to be
15 asked so I can research that? Or do I have to --

16 CHAIRWOMAN HAMMES: I can send them to you
17 later on, if that's fine.

18 MR. WARNER: Oh, yes, that would be perfect.

19 CHAIRWOMAN HAMMES: I have them written down.
20 There are other ones people may ask that I don't
21 have written down, so, but mine I have written down.
22 So I can send you those and, you know.

23 In terms of new employees, it seems to me
24 when I went through what you submitted, and again I
25 wanted to make sure I understood it. That you are

1 planning on using the same housekeeping staff you
2 have or sharing the housekeeping staff between your
3 other establishments and this one, so not
4 necessarily any new creation of jobs, from that
5 perspective.

6 MR. WARNER: I don't think there are. There
7 are additional housekeepers that need to be hired.

8 CHAIRWOMAN HAMMES: Okay, so what do you think
9 the actual full-time employees are that you are
10 going to increase jobs by with this?

11 Because it looks like you have three for the
12 front desk, because you are running that 24/7 and
13 eight-hour shifts, or something like that?

14 MR. WARNER: Correct.

15 CHAIRWOMAN HAMMES: So that's three,
16 presumably. And then you don't know on the
17 housekeepers? Or you do?

18 MR. WARNER: We don't. We believe, and it
19 really depends on the number of overnight stays.
20 But we believe that one housekeeper in the
21 off-season can handle the necessary load.

22 CHAIRWOMAN HAMMES: And that would be in
23 addition to housekeepers you already have on staff.
24 So that would be a new hire.

25 MR. WARNER: Correct. And the housekeepers are

1 full-time equivalents. So sometimes there are a
2 cross-overs, sometimes you have to look, so that's
3 not a simple equation.

4 CHAIRWOMAN HAMMES: Okay. So the location of
5 the proposed sidewalk in East Front Street, this is
6 just me because I'm not an architect, I'm not good
7 at drawings. Is that on your property?

8 MR. WARNER: Yes.

9 CHAIRWOMAN HAMMES: So it's all within your
10 property. And do you intend on giving the Village a
11 right-of-way on that sidewalk, since you are putting
12 it in? Because otherwise I don't know how the public
13 walks on it.

14 MR. AYLWARD: Yes, the curb, everything, we
15 are not encroaching over the right-of-way.
16 Everything is on private property. I believe it
17 would have to be granted an easement or some type
18 of, I don't know, it has to be an agreement between
19 the Village and the property owner for maintenance.

20 CHAIRWOMAN HAMMES: But the sidewalk itself is
21 not going to encroach onto public property at all,
22 the proposed sidewalk in the plans.

23 MR. WARNER: No, it does not.

24 CHAIRWOMAN HAMMES: Okay. Thank you. That's
25 what it looked like to me but I wanted to make sure

1 I was reading it right.

2 You have a very complex proposed booking and
3 arrival process. I guess I just, I'm not sure how
4 realistic it is. You have, it sounds like you'll
5 turn people away, or I don't know what you'll do
6 with them if they don't arrive during their
7 20-minute window that they are allocated. I'm not
8 sure if that's really realistic with people coming
9 out in traffic and the like.

10 You know, you talk about a dedicated offsite
11 parking area, but it's TBDs. I don't know what your
12 thinking is on that. I mean, what your consultant
13 seems to be saying is you're relying on public
14 parking, but your, you know, your application made
15 it sound like it was something more definite. I was
16 curious about that.

17 You know, the shuttle will run every day from
18 seven to eleven, but what happens if somebody
19 arrives after eleven? I know when I used to not be
20 here full time, on Friday nights, I often didn't get
21 out here until either right at 11:00, or 11:30 or
22 12:00. And you are only proposing that you'll be
23 running this shuttle during peak season.

24 So again, I was not sure, based on your, you
25 know, you're kind of boxing that everybody would

1 have to go offsite and be delivered in, so there
2 would be no traffic, which also relates to the use
3 of those three parking spots, how exactly that all
4 was going to work.

5 So I just throw that out there as questions
6 that we're going to have, that will probably be,
7 frankly, reflected in our pre-submission report that
8 comes back to you.

9 A question, just generally, that I don't know
10 the answer to, and have not really asked counsel
11 about, is whether or not the shuttle service itself
12 would require any other appropriate approvals or
13 licenses. I don't know enough about that. And the
14 town, county, state, DOT, what happens if you sell
15 the other properties or you, you know, that was just
16 another thought that I think you'll have to address
17 for us, because it sounds like you are relying on
18 kind of the three properties as a whole.

19 How are you going to work with guests who,
20 you know, it's great to say that you are going to
21 tell people this, but we all know human nature,
22 right? I'm paying six, \$800 for a hotel room, like
23 I'm going to pull up, at least drop my wife off or
24 my husband off or my partner off before I go park in
25 the designated area.

1 And frankly, while you say you are not going
2 to host special events, you know, you are
3 potentially going to have wedding parties located of
4 people that are getting married in the vineyard, and
5 how are you going to deal when they want their limo?
6 Because we've all experienced this in this Village
7 in the summertime with, I mean, I just don't know
8 how realistic it is to say that you are not going
9 to, you are going to tell them, or you're going to
10 control them doing it. Right? Like, I mean, you may
11 tell them no limos can pull in, but the reality is
12 people are going to hire their limo service
13 separately and tell them this is our address, which
14 first of all is going to be a Front Street address
15 and the loading is in the rear.

16 So again, I'm just trying to give some
17 initial feedback about concerns that, what you said.
18 I mean, it was helpful what you said, it gave me a
19 better idea of what your thinking was, but it raised
20 a lot more questions and, again, I question the
21 reality of human nature overlay on it.

22 I don't think things will fit quite as neatly
23 in a box as we would like them to sometimes.

24 Another question, you know, you do indicate
25 that you plan on making guest amenities available

1 across properties. You know, we will be looking for
2 confirmation that at least with respect to the
3 Village, that that is permitted with respect to the
4 existing site plan for the Harbor Front, to the
5 extent that you plan on allowing access to that pool
6 area. Or that you have a modification for that site
7 plan that has been approved by this Board.

8 I think those were kind of my high-level
9 thoughts. I would also add that I was involved in a
10 call this week, or we are starting to get, we'll be
11 getting feedback from our EMT and the Police and
12 Fire Department that will also be reflected in our
13 report back to you.

14 So that's all that I have. Shawn, I don't
15 know if you have anything that you want to ask or
16 raise.

17 MEMBER BUCHANAN: Yes. I mean, mine was,
18 going back to staffing again, and just sort of
19 trying to understand, at the Harbor Front, for
20 example, is there 24/7/365, is there a full-time
21 desk person there full-time, that is sort of
22 standard operating across all the properties?

23 MR. BOYLE: (Affirmative nod).

24 MEMBER BUCHANAN: Okay. Got it. And then just
25 because this was brought up by the Fire Department

1 previously, there have been a number of alarms that
2 consistently go off, and just making sure that,
3 thinking about those resources, that that is being
4 taken --

5 MR. BOYLE: We'll address that. That did not
6 go unnoticed. Believe me.

7 MEMBER BUCHANAN: Okay. I guess those are two
8 of the biggest things, other than something I
9 mentioned in another meeting, a couple of meetings
10 ago, that having been on a truck that did do a call
11 at that location, it is a tricky location for our
12 trucks to get into.

13 I don't know if that has to do simply with
14 drivers or what it is, but I do know that it is
15 challenging for the Fire Department, and it has been
16 brought up. So, as many simulations and whatnot, I
17 think that's helpful, but in reality, I think, you
18 know, it is something that we can't ignore, so.

19 MEMBER TALERMAN: I'm going to underscore my
20 concerns about loading and unloading, and the
21 accommodation or lack of accommodation for that.

22 There certainly is a lot of detail here. But
23 I will tell you, growing up in Boston where there is
24 only valet parking for restaurants, because there is
25 no way to safely, you know, get in and out of your

1 car, maneuvering the double parking situation is
2 really difficult. And I also believe that there are
3 many people that would suffer the financial fine of
4 such transgressions rather than comply with the
5 rules.

6 I think that the train parking lot does have
7 empty spaces, there is absolute truth to that. And I
8 use that lot all the time to commute in and out of
9 New York. And I have to tell you, at 11:00 at night,
10 I'm not walking the possibly close to half a mile
11 from one spot to another. It just doesn't feel good.
12 Even though I feel very safe in the Village.

13 And if I'm toting luggage and the like, that
14 doesn't work.

15 So it's not, I understand the accommodation
16 of a shuttle, but when that shuttle is not working,
17 and we all know what it's like to get out here, I
18 don't think in the summer I never made it when I
19 said I was going to make it. It's just not a reality
20 in this town.

21 Those things have to be addressed from a
22 realistic, not a theoretical, perspective. How do
23 you deal with the fact that there is no place to
24 pull over to drop off some luggage and some people?
25 It just doesn't seem like a realistic or tenable

1 solution for tight quarters.

2 So I hope in the application that can be
3 addressed in a very pragmatic way that accommodates
4 just the nature of summer traffic and folks that can
5 afford fines.

6 MEMBER CREEDON: I have a couple of questions
7 about a few things, and I just want to underscore
8 what Chairwoman Hammes said. Again, I appreciate
9 your patience and coming back and forth.

10 I am curious about the terms used with the
11 parking lot, and I would like some more specificity.
12 If not tonight then at other times. By this I mean,
13 a couple of, the IGA lot, what we commonly call the
14 IGA lot, part of that lot belongs to the IGA and
15 part of it is municipal. And I'm wondering if you
16 are referring to the whole thing.

17 MR. WARNER: Just portions of it.

18 MEMBER CREEDON: Well, that's what I would
19 like to know. Which portions. Same with the, what we
20 commonly call the Long Island Railroad lot. I don't
21 know who owns the dirt lot to the north of the
22 tracks. The paved lot south of the tracks, the
23 larger of the ones, with the 72-hour maximum, that's
24 a municipal lot. So I don't know which you are
25 referring to. I would like to know --

1 MR. WARNER: It's a municipal lot, just
2 coming off the ferry lot.

3 MEMBER CREEDON: Okay, so that's not really a
4 railroad lot then. It's a municipal lot.

5 MR. WARNER: Just for use of name.

6 MEMBER CREEDON: I understand, but I was
7 looking for clarity, that's all.

8 Another question I have is the roadway on
9 East Front Street. There was mention of a sidewalk,
10 and I'm wondering if the roadway as it is now, or
11 the, I think there is a Belgian block curb on the
12 northern edge of the roadway, but I heard, not from
13 surveyors, but I heard anecdotally that some portion
14 of that roadway belongs to the applicants, and if
15 that's the case I'm wondering how much that is and
16 if that roadway that, what is now the de facto
17 roadway, if that is going to be reduced, making it
18 more or less difficult, I'm not a truck driver, but
19 I would want to know if it is, how that would impact
20 trucks.

21 CHAIRWOMAN HAMMES: Dan, I might know the
22 answer to that. I think it's six feet, right? Six
23 feet from the building to the other side of the
24 road. Six feet of it is yours and 20 feet is
25 Village.

1 MR. AYLWARD: (Approaching the dais with
2 architect renderings).

3 CHAIRWOMAN HAMMES: The Village owned Front
4 Street, 26 wide, but my understanding of it is 20 is
5 the Village and six of it is your property.

6 MR. AYLWARD: Correct. This is the current
7 building here in yellow. This is the current curb
8 line, right here. This double line. So you are
9 looking at needing about a foot, half a foot, of
10 what is East Front Street, which is on the property.
11 So it's not much. Six inches?

12 MEMBER CREEDON: So you are saying six inches
13 from where the Belgian block is now --

14 MR. AYLWARD: To where the property line will
15 be.

16 MEMBER CREEDON: It's not six feet and three
17 feet. It's six inches.

18 MR. AYLWARD: No, it's right about there. This
19 is, these are the lines right here.

20 MEMBER CREEDON: Okay.

21 MR. BOYLE: And we submitted this drawing
22 already.

23 MEMBER CREEDON: No, I saw this drawing. I saw
24 the drawing, but I'm not skilled in reading these
25 things. It wasn't clear to me.

1 MR. AYLWARD: Essentially that red line is the
2 curb line presently. So this area here, is where
3 the pavement is lost.

4 MEMBER CREEDON: That's the answer to my
5 question. Six inches.

6 MR. AYLWARD: Correct.

7 MEMBER CREEDON: Thank you, for that. And my
8 last question is regarding the fire apparatus. Was
9 that a computer simulation of one truck at a time,
10 or were there actual vehicles in there that, because
11 if there is something happening there, there will be
12 several vehicles trying to move around; if it's a
13 fire, there's going to be charge lines spread across
14 the street, there'll be people walking around it. So
15 it won't be the same as one vehicle on a computer
16 simulation. And I'm wondering what was the nature of
17 the --

18 MR. AYLWARD: It was a single-vehicle
19 simulation.

20 MEMBER CREEDON: Computer simulation?

21 MR. AYLWARD: Correct.

22 MEMBER CREEDON: Is there any plans to ask the
23 Department to get some vehicle in there and maybe
24 run a trip?

25 MR. BOYLE: We have been trying to meet with

1 the Fire Department for weeks to do exactly what you
2 want.

3 MR. AYLWARD: What we ran in the simulation
4 was, was just on the existing asphalt that is there
5 today. And this is the simulation of the truck
6 coming through this way. We ran it along the south
7 side of Front Street. This area right here is what
8 is left as that truck turns down.

9 As you brought up the outriggers, if the
10 outriggers were thrown out, then there is no
11 maneuverability through East Front Street.

12 That's the existing current condition today.
13 We are not changing that condition. That's what is
14 our simulation is trying to show.

15 MEMBER CREEDON: You are reducing it by six
16 inches?

17 MR. AYLWARD: Well, you can still turn around
18 at the sidewalk, right?

19 So I think New York state, the apparatus
20 code, is supposed to be 26 feet in order to turn an
21 aerial apparatus to maneuver through so other
22 vehicles can maneuver around it. In this case the
23 right-of-way is defined already and the 20-foot
24 width is for the apparatus to stop and block the
25 road.

1 MEMBER CREEDON: The road will be blocked if
2 is anything going on.

3 MR. AYLWARD: Which is the current condition
4 today, right?

5 And just to point out, I would like to show
6 on the other one here, we actually created more
7 space between the building and the roadway.

8 MEMBER CREEDON: It has to be put in the
9 sidewalk.

10 MR. AYLWARD: That's where the sidewalk goes
11 and some street trees as well. But we are widening
12 it an additional five feet. So that building will
13 slide five feet to the north. So there will be more
14 space, viewing space, and potential area. I don't
15 think we want to get your trucks that close to a
16 building that is on fire, right?

17 MEMBER CREEDON: No, there are distances there
18 that --

19 MR. AYLWARD: 15 to 30 feet, right?

20 MEMBER CREEDON: Depends on how you are built.

21 MR. AYLWARD: Correct.

22 CHAIRWOMAN HAMMES: Is that it, Dan?

23 MEMBER CREEDON: That's it for me. Thank you.

24 CHAIRWOMAN HAMMES: All right, I'm going to
25 now open it up to anyone from the public who wishes

1 to address the Board in respect to this project at
2 this time.

3 Please remember to state your name and
4 address.

5 MS. WADE: Randy Wade, 6th Street, Greenport.

6 There has been talk about affordable housing
7 in the Village, and it has been a very
8 well-publicized discussion, and the values of the
9 Village have been stated in multiple ways and times
10 and places. And so that's not a secret.

11 There is also talk about how to add
12 affordable housing into the downtown and making
13 concessions potentially for development in order to
14 have affordable housing. And this has been
15 discussed at public meetings. And there has been an
16 understanding that parking would have to most likely
17 be waived in order to secure this
18 universally-desired outcome.

19 So when we talk about 20 or 40 spots at the
20 railroad, I just first want to make sure that we are
21 setting aside those spots for what is going to be a
22 desirable outcome when new code and whatever
23 encouragements could allow for more affordable
24 housing in the hamlet.

25 And then there is something about the style

1 of parking required by a hotel versus somebody who
2 lives there, versus restaurants and businesses and,
3 you know, the kind of turnover that restaurants and
4 businesses really like. And hotels are one of the
5 least desirable modes of parking for the center of
6 the Village because people will tend to get a spot
7 wherever they can, which is going to be as close to
8 the hotel as possible. And then they won't move it
9 for, you know, as long as two or three days, or
10 whatever. It's not like a restaurant customer and
11 it's not like, you know, people going into stores.

12 And then I'm not that worried about
13 affordable housing residents because they will make
14 it a point to park where they can, you know, get a
15 place.

16 I suspect we are going to have to have some
17 kind of fee for parking in the downtown because it
18 is a limited desirable resource. So those issues
19 just should be discussed and thought about.

20 And then the Americans For Disabilities Act
21 does require there to be a sidewalk for any new
22 development. It's, they are tearing down the whole
23 building, so it's a new development. And so it's
24 not just so it's on the property. It's a
25 requirement. It has to be there. And then there has

1 to be one on Carpenter also. And even though the
2 other properties on Carpenter don't yet have a
3 sidewalk, it's going to have to, you know, be set up
4 so that they would eventually hook into the same
5 sidewalk that this brand new development will
6 install, and it should be, you know, it should be
7 like five feet back for it, you know, and then,
8 because it will need a parking ramp to go up to the
9 parking spots, and then five feet for walking. And
10 so it would be like when you go into a parking lot,
11 where you ramp up, you go over the sidewalk
12 carefully, and then there is the parking stalls.

13 So that needs to be accommodated. And then
14 there would also need to be walkways to get from
15 each parking spot into the hotel, of course.

16 And to accommodate all these other needs of
17 garbage and pick up, and, you know, everything.

18 So, and then the other thing is, I just
19 wanted to ask if all of the questions and answers
20 and everything is online or will be online for the
21 public, for us to see?

22 CHAIRWOMAN HAMMES: Can that be put online?

23 MR. NOONE: I mean the question is that --

24 CHAIRWOMAN HAMMES: The responses they
25 submitted three weeks ago.

1 MR. NOONE: Oh, yes, that goes online
2 eventually.

3 MS. WADE: It will. So maybe you want to keep
4 the public hearing open until --

5 CHAIRWOMAN HAMMES: Well, the public has up to
6 ten days after today to come in, even after we close
7 it, so.

8 MS. WADE: Oh, okay, great. So that would be
9 nice if it goes up in the next ten days, thank you,
10 so much. And they are great developers. I think they
11 do such wonderful hotels. And I hope they find
12 another nice rural place for that and do something
13 wonderful at this spot. Thank you.

14 CHAIRWOMAN HAMMES: Anyone else?

15 MS. KREHLING: Lorraine Krehling, Central
16 Avenue.

17 So, a couple of things. I did go to the
18 meeting about the garden. You can say whatever you
19 like about what a parking study has done, but those
20 of us who live in that neighborhood know what
21 happens on the weekends.

22 And, I have a car, and I don't ever use it,
23 because I can't get back to my house. And if I go
24 to the IGA on the weekend, I won't be able to find a
25 parking space.

1 So the notion that a hotel is going to start
2 taking parking spaces at the IGA on the weekend is,
3 it's just not right. It's municipal parking and it's
4 for people who need to do things in Town and leave
5 again, or go to eat.

6 Um, and the MTA parking lot, while I guess
7 people use it for shopping, it's really, I know
8 Greenport legislature has control over it, but it's
9 really for public transportation, not for people
10 driving their cars out to Greenport.

11 Um, and if, suddenly, I guess, yes, at night,
12 of course there are not many cars there, but people
13 use a train to go into town and they are supposed to
14 be able to park and leave their car and get on a
15 train. It's for public transportation. Metropolitan
16 Transit Authority.

17 Finally, the notion that no one will leave
18 their car on Carpenter Street when they are staying
19 at that hotel, as you say, and simply weather the
20 fine, it seems to be me that, yes, maybe one of the
21 50-foot trucks can get in that need to get to
22 Steve's boatyard, but if someone is parked there, it
23 makes it very difficult to navigate the streets.
24 They are already difficult to navigate.

25 So I just, I mean, I understand, I don't

1 think it's the worst thing in the world to have a
2 hotel downtown. I'm not sure it would be my first
3 choice as a resident, but I don't think it's right
4 to allow an 18-room hotel that has workers in it, to
5 have three parking spaces and say that they are,
6 people who are coming in have a space to park.
7 It's, you know, I know it's a problem and it's just
8 like public housing, as Randy was saying, public
9 houses in this Town, there are lots of places where
10 it might happen and could happen, and there are
11 places for parking, too. But they are not right now
12 in the Village.

13 CHAIRWOMAN HAMMES: Thank you.

14 MS. YOURCH: I'm Mary Yourch, with Sterling
15 Cove, Greenport.

16 What I have to say is very brief. No onsite
17 parking, no hotel. Thank you.

18 CHAIRWOMAN HAMMES: Okay. I think that's
19 probably it for the public. Anything more on your
20 side?

21 MR. BOYLE: No.

22 CHAIRWOMAN HAMMES: Okay. Mike, I know you've
23 got a letter. I don't think you need to read Mary's
24 letter.

25 MS. YOURCH: You can read it. It's a good

1 letter.

2 CHAIRWOMAN HAMMES: Okay, go ahead. Read them
3 both. Mike has two letters he needs to read.

4 MR. NOONE: This is an e-mail exchange between
5 Mary Yourch and Erik Warner. I'll limit myself to
6 her comments, unless Erik is okay with me reading
7 his comments into the record.

8 MR. WARNER: I don't remember what my comments
9 were.

10 MR. NOONE: Find. Then I'll limit myself to
11 her comments. All right, the first set of comments
12 was: To Erik and all concerned, please preserve the
13 beautiful garden in front of Sweet Indulgences. I
14 was here when that garden was put in. It made a huge
15 difference to that corner and the surrounding area.
16 I have seen people walk up that sidewalk and linger,
17 taking in its beauty. Many have used it as a photo
18 backdrop. It is very important to the people of
19 Greenport. Mary Yourch.

20 There was a response by Erik and there was
21 another response by Mary: To Erik and Mark: I am
22 not in favor of any development without parking.
23 That includes your proposed hotel. It is my opinion
24 that hotels do not exist without parking. I find it
25 hard to believe that you think otherwise, but

1 apparently you do. I will never agree to this
2 proposal until you have produced the needed parking
3 area. When you produce said parking, then call me
4 and we can talk about gardens. Thank you, Mary
5 Yourch, full-time resident of Greenport.

6 Then there is a letter from John Costello,
7 he's the President of Costello Marine Contracting,
8 Corp.

9 Regarding 200 Main Street, Greenport
10 (formerly Sweet Indulgences).

11 Dear Mayor Stuessi, Trustees, Planning Board
12 and Zoning Board members: I would like to mention
13 that I have been in the marine contracting business
14 since 1963. 60-plus years. And I'm still working
15 full time with my son and daughter.

16 Prior to becoming the owner and President of
17 Costello Marine Contracting Corp in August 1974, I
18 was part owner and Vice-President of Ralph T.
19 Preston, Inc, a marine contracting business that
20 dates back to the early 1900s.

21 We have, throughout my marine contracting
22 career, utilized the property known as Greenport
23 Shipyard, owned by Stephen Clarke of Greenport Yacht
24 & Ship Building Company, Inc., as a supply yard and
25 maintenance facility for our marine construction

1 business.

2 This property is located at the end of
3 Carpenter Street and its closest non-residential
4 access point is on East Main Street.

5 I'll note that he references East Main Street
6 many times throughout the letter. I've talked to
7 counsel, I believe he means East Front Street.

8 The access point is on East Main, on Main
9 Street between the former Van Popering Hardware
10 Store (presently Di Angela Leather) and the former
11 Sweet Indulgence property.

12 It is this corner where the traffic becomes
13 most difficult to navigate. It is approximately
14 26.5' in width from East Main Street connecting to
15 the end of Carpenter Street. In this 26.5' there is
16 an unloading zone, a small pedestrian walkway and
17 often a parking spot for a police car to monitor
18 this busy intersection, which also has two busy
19 crosswalks.

20 On multiple occasions I had asked the owners
21 of Sweet Indulgences to please leave the southern
22 parking spot vacant so that we can navigate down
23 East Main into the Shipyard with tractor trailer
24 loads of lumber and piling, some of which were in
25 excess of 60' in length.

1 Moving large cranes and equipment on East
2 Main has also been extremely difficult.

3 During these past years, 2022-2023, we have
4 attempted to have all material on large trucks
5 scheduled to deliver after midnight to 2-3 AM where
6 there are less traffic obstacles. Even recently we
7 have been encumbered slightly with trucks unloading
8 and loading at Stidd Systems and two restaurants
9 fronting Main Street with their supply vehicles
10 using Carpenter Street for delivery purposes.

11 In addition to all the obstacles we face
12 while doing business in this area, I am also
13 concerned that this East Main Street corner is a
14 hazard should the Fire Department or Emergency
15 Medical Services need to navigate at any time, in
16 particular during the summer and holiday seasons.

17 Building a hotel on this East Main Street
18 corner on the former Sweet Indulgences property
19 would be an extreme inconvenience for Costello
20 Marine Contracting, Greenport Yacht & Ship Building
21 and the many other companies already doing business
22 in this area.

23 Parking had been difficult for Sweet
24 Indulgences with only three parking spots. The
25 difficulty will only increase when more parking

1 would be required for hotel guests and its future
2 employees, much less delivery services.

3 I hope that the Boards will make a logical
4 decision for this location.

5 If you would like to discuss the matter
6 further, I am available at my office (631) 477-1199
7 or on my cell (631) 902-1711.

8 Respectfully, John A. Costello, President.

9 CHAIRWOMAN HAMMES: Thank you. Okay, so I
10 guess we'll discuss timing and next steps.

11 At this point I believe that the applicant
12 has provided all the materials required under
13 Section 150-31(b) of the code in respect to
14 pre-submission conferences.

15 Does anybody from the Board disagree with
16 that or have any concerns?

17 MEMBER CREEDON: No.

18 CHAIRWOMAN HAMMES: So unless the applicant
19 desires otherwise, I would propose we close the
20 pre-submission conference at this time.

21 I know that the opportunity for public
22 comment in writing will remain open for ten more
23 days, so anyone from the public can provide
24 additional comments in respect to the application
25 for this Board's consideration.

1 Any such comments should be sent in writing
2 to either or both Candace Hall, Village Clerk, or
3 Michael Noone, Clerk to the Board. I think you can
4 get e-mails, at least for, e-mail addresses for
5 Candace, at least, online. I'm not sure if yours is
6 there or not. And they'll make sure that this Board
7 receives them.

8 Assuming that we are closing the public
9 hearing, the pre-submission hearing today, comments
10 would need to be received by no later than close of
11 business on January 29th for us to take them into
12 consideration.

13 I do note that additional public hearings
14 will be held in connection with the final review of
15 the final complete application submitted by the
16 applicant.

17 Following the closing of this hearing,
18 pursuant to the code, this Planning Board will
19 provide a written report within 45 days, which would
20 be by no later than March 4th, to the applicant
21 providing our feedback and comments with respect to
22 the proposal.

23 The applicant then has up to six months after
24 that, although I don't think they'll take that time,
25 to submit their final complete full application in

1 accordance with the other provisions of 150-31.

2 I note that this Board will not be able to
3 take any final action on an application until any
4 required variances and/or Historic Preservation
5 Committee approval have been obtained by the
6 applicant. And we do encourage you to work with the
7 Village to coordinate those.

8 I believe that the Historic board has
9 scheduled you for their late February meeting for a
10 discussion.

11 MR. NOONE: February 29th.

12 MR. BOYLE: February?

13 MR. NOONE: You are on the February 29th.

14 MR. BOYLE: Okay.

15 CHAIRWOMAN HAMMES: With all that being said,
16 unless the applicant objects or has any other
17 comments, at this time I make a motion to close the
18 pre-submission conference for the application of HF2
19 Hotel Owner LLC in respect to the property located
20 at 200 Main Street, at SCTM No. 1001-4-10-16.

21 Hopefully I got that number right this time.

22 MEMBER CREEDON: Can I ask a question before
23 we vote on that?

24 CHAIRWOMAN HAMMES: Yes.

25 MEMBER CREEDON: Did I just hear that they're

1 meeting with Historic on February 29th and we have
2 to give them our report about five days later?

3 CHAIRWOMAN HAMMES: Yes. But the Historic is a
4 separate process.

5 MEMBER CREEDON: I know they are, but --

6 MR. NOONE: It's an informal discussion. It's
7 a preliminary informal --

8 MEMBER CREEDON: But aren't we going to take
9 it into account, the Historic --

10 CHAIRWOMAN HAMMES: Not at this time.

11 MEMBER CREEDON: Okay.

12 CHAIRWOMAN HAMMES: Really the way this works
13 is the applicant is having that conversation because
14 we encouraged them before their final application to
15 get preliminary feedback. They are still going to
16 have to go through the actual certificate of
17 appropriateness once the full application is in.

18 MR. NOONE: They won't have an application
19 submitted to Historic. It's merely a preliminary
20 discussion.

21 MEMBER CREEDON: Yes.

22 CHAIRWOMAN HAMMES: It's similar to this,
23 basically, for the Historic board to give them some
24 preliminary feedback.

25 So, anyway, I make a motion to close the

1 pre-submission conference. Do I have a second?

2 MEMBER BUCHANAN: Second.

3 CHAIRWOMAN HAMMES: All those in favor? Aye.

4 MEMBER CREEDON: Aye.

5 MEMBER TALERMAN: Aye.

6 MEMBER BUCHANAN: Aye.

7 Any opposed?

8 (No response).

9 Motion passes.

10 The next item is any other Planning Board
11 business that may properly come before this Board.

12 Is there anybody on the Board or in the
13 public have any other business they wish to discuss
14 this afternoon?

15 MR. BOYLE: Am I allowed to ask one more
16 question?

17 CHAIRWOMAN HAMMES: Sure.

18 MR. BOYLE: Any idea when you think we can see
19 that report? I know you guys are cranking on it.

20 CHAIRWOMAN HAMMES: I can't give you a date.
21 It will be before the date that we are required to
22 give it to you. We'll get it to you as soon as we
23 can. There is a lot there. And we want to give you
24 as much pointed feedback with dotting our i's and
25 crossing our t's with our consultants as we can, so

1 there is going to be back and forth. And I think
2 that's better for you, frankly.

3 MR. DOYLE: Yes, we encourage back and forth.
4 We are looking for that. We think that's the most
5 efficient. So by all means, call us, we are here.

6 CHAIRWOMAN HAMMES: All right.

7 If there isn't anything else, I make a motion
8 to adjourn this meeting. Do I have a second?

9 MEMBER TALERMAN: Second.

10 CHAIRWOMAN HAMMES: All those in favor? Aye.

11 MEMBER CREEDON: Aye.

12 MEMBER TALERMAN: Aye.

13 MEMBER BUCHANAN: Aye.

14 Any opposed?

15 (No response).

16 Motion carries. Thank you, all, for your time.

17 Enjoy your evening.

18 (The time noted is 5:11 PM.)

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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, WAYNE GALANTE, a Notary Public in and for the State of New York, do hereby certify:

THAT the within transcript is a true record of the proceedings taken on January 19th, 2024.

I further certify that I am not related either by blood or marriage, to any of the parties in this action; and

THAT I am in no way interested in the outcome of this matter.

Wayne Galante
WAYNE GALANTE