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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK: STATE OF NEW YORK
-----X
PLANNING BOARD
WORK SESSION, PUBLIC HEARINGS
&
REGULAR MEETING
-----X

Station One Firehouse
Third & South Streets
Greenport, New York 11944
February 2, 2024
4:00 p.m.

B E F O R E:

- PATRICIA HAMMES - CHAIRWOMAN
- DANIEL CREEDON - MEMBER
- FRANCES WALTON - MEMBER
- SHAWN BUCHANAN - MEMBER (Absent)
- ELIZABETH TALERMAN - MEMBER

ALSO PRESENT:

- MICHAEL NOONE - CLERK TO THE BOARD

1 CHAIRWOMAN HAMMES: Good
2 afternoon. Welcome to the Village of
3 Greenport Planning Board's meeting for
4 Friday, February 2nd, 2024. It is 4 p.m.
5 and I hereby call the meeting to order.
6 This meeting is a public meeting. Our
7 agenda for this afternoon includes a
8 public hearing in respect to an
9 application by American Beech for an
10 entertainment permit.

11 As a reminder, if you are
12 speaking today -- I am speaking to the
13 crowds of people here. Please start by
14 slowly and clearly stating your full
15 name, address and to the extent
16 applicable affiliation with relevant
17 application or applicant for the record.

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

23 The first order of business is a
24 motion to accept and approve the minutes
25 of the January 5th, 2024 Planning Board

1 Work Session Public Hearing and Regular
2 Meeting.

3 I so move to accept and approve
4 said minutes. Do I have a second?

5 MR. CREEDON: Second.

6 CHAIRWOMAN HAMMES: All those in
7 favor?

8 MR. CREEDON: Aye.

9 MS. TALERMAN: Aye.

10 MS. WALTON: Aye.

11 CHAIRWOMAN HAMMES: Aye.

12 Motion passes.

13 The second order of business is a
14 motion to cancel the Planning Board Work
15 Session, Public Hearing and Regular
16 Meeting scheduled for February 16th,
17 2024. That may not be on here, but I am
18 adding it.

19 MR. NOONE: We actually
20 technically never --

21 CHAIRWOMAN HAMMES: Scheduled it.
22 Okay. Then I take that back.

23 So the second order of business
24 is to schedule the next Planning Board
25 Work Session, Public Hearing and Regular

1 Meeting for 4 p.m. on Friday, March 1st,
2 2024.

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

5 MS. WALTON: Second.

6 CHAIRWOMAN HAMMES: All in favor?

7 MR. CREEDON: Aye.

8 MS. TALERMAN: Aye.

9 MS. WALTON: Aye.

10 CHAIRWOMAN HAMMES: Aye.

11 Any opposed?

12 (No response.)

13 CHAIRWOMAN HAMMES: Motion
14 passes.

15 The fourth order of business is a
16 motion to schedule the following Planning
17 Board Work Session, Public Hearings and
18 Regular Meeting for 4 p.m. Friday, March
19 22, 2024.

20 I so move to schedule that
21 meeting. Do I have a second?

22 MS. WALTON: I second that too.

23 CHAIRWOMAN HAMMES: Okay. All
24 those in favor?

25 MR. CREEDON: Aye.

1 MS. TALERMAN: Aye.

2 MS. WALTON: Aye.

3 CHAIRWOMAN HAMMES: Aye.

4 Any opposed?

5 (No response.)

6 CHAIRWOMAN HAMMES: Motion

7 passes.

8 The fifth order of business is a
9 public hearing, discussion and possible
10 motion to approve the application of
11 American Beech Restaurant, LLC, for the
12 property located at 300 Main Street,
13 doing business as American Beech and
14 Black LLama.

15 The property is located at
16 Suffolk County tax map 1001-2-3-10 and is
17 located in both the CR Retail Commercial
18 District and the Historic District.

19 As this section is a relatively
20 new provision in the code I would like to
21 make a few preliminary statements.

22 The purpose of the entertainment
23 permit process as this Board understands
24 is to ensure: 1) That businesses hosting
25 entertainment and/or catered affairs at

1 their properties are complying with
2 applicable code provisions, including
3 chapter 88 relating to noise and are not
4 otherwise conducting such activities in a
5 manner that would unduly interfere with
6 the public health, safety and welfare and
7 the comfort, convenience and order of the
8 Village in general and surrounding
9 neighborhoods in particular. And 2) to
10 provide the Village with a mechanism for
11 enforcement and violations of Village
12 Code arising in conjunction with hosting
13 such events. It is also to confirm that
14 businesses are otherwise operating in
15 accordance with their currently approved
16 site plans and/or conditional use
17 approvals.

18 To the extent that an existing
19 business has any outstanding code
20 violations, including site plan or
21 conditional use of approval violations,
22 the approval by this board of the
23 issuance of an entertainment permit does
24 not in any manner constitute a waiver of
25 these violations by the Village or an

1 endorsement of any deviations, whether
2 currently the subject of an outstanding
3 notice of violation or otherwise from a
4 currently effective site plan or
5 conditional use approval for the
6 property.

7 As a general rule at this time an
8 outstanding violation will not be grounds
9 for denial of the issuance of an
10 entertainment permit, but in certain
11 circumstances this board may include
12 additional conditions on the terms of the
13 effectiveness of the entertainment permit
14 that provide for a reasonable time period
15 in which application -- the applicant
16 would need to resolve any such violations
17 with the Village.

18 This Board will be reviewing any
19 entertainment permit applications with a
20 general presumption that entertainment
21 and catered event activities are
22 permitted as part of the conduct of
23 business in the Village. So long as they
24 are being conducted in accordance with
25 code and not in the manner so as to be

1 detrimental to the community.

2 With this in mind, any public
3 comments on the issuance of an
4 entertainment permit should be specific
5 to the relevant property and proposed
6 activity by the relevant business and not
7 more generalized in respective matters
8 that would apply to any business hosting
9 entertainment or catered affairs. Those
10 types of generalized comments or concerns
11 are more properly addressed to the
12 legislative body of the Village being the
13 Board of Trustees.

14 I am going to now ask the
15 applicant to come to the podium. If you
16 can come up and state your name and
17 address for the record, please.

18 MR. FARRELL: Hello. Cool. So,
19 hi. My name is Ryan Farrell. I live at
20 417, apartment 3A, Main Street,
21 Greenport. Zip code 11944. But I
22 represent American Beech which is address
23 300 Main Street, Greenport. Zip code
24 11944.

25 CHAIRWOMAN HAMMES: Thank you for

1 your timely application for an
2 entertainment permit. You are our second
3 one.

4 Do you have anything that you
5 want to highlight to the Board from your
6 application? We have all read it. I
7 don't know if there is anything --

8 MR. FARRELL: Sure. Yeah. When
9 I filled it out I had marked just what we
10 were looking to do in our requiem basis
11 through the summer season. I am happy to
12 amend anything I need to. There might be
13 some excepts to -- for example we do a
14 local event with CAST every year where it
15 is daytime and they have a live band.
16 Typically we don't have live music or
17 entertainment like that on a recurring
18 basis. But for anything that would
19 happen on an individual day I thought
20 that would more -- like I would come to
21 the Board and get special permission
22 rather than try to shoehorn in with my
23 kind of day-to-day activities. So I
24 didn't list that on the application. But
25 -- yeah.

1 On a day-to-day we are looking to
2 do a DJ on Fridays and Saturdays in the
3 summer season. But if I need to make an
4 amendment to do live music during the day
5 for a CAST fundraiser I am happy to make
6 that amendment or change or file
7 specifically when those things come up.
8 I am just not sure what the process would
9 be for that.

10 In addition, I also have return
11 of receipt for the letters that I sent
12 out to the local businesses that we had
13 been addressed to. I also sent out an
14 additional letter that I just wrote from
15 me personally stating that what we are
16 looking to do is kind of an expansion
17 what the hearing today was about for us.
18 And that they could reach out to me if
19 they were in any way bothered or
20 inconvenienced. And we would be happy to
21 try to find an amicable solution.

22 I understand that there were some
23 letters sent out in opposition which are
24 completely justified. I understand.
25 While I can't and I wouldn't ask you to

1 provide me those individual's names I
2 would be happy to give the planning board
3 my contact information. And if those
4 individuals would like to speak to me
5 directly or with the ownership I would be
6 happy to try to make that happen as well.

7 So I would like to be flexible as
8 possible or if I need to do anything
9 differently I am happy to just be made
10 aware. So that is where I am at.

11 CHAIRWOMAN HAMMES: Thank you for
12 all of that. That is actually very
13 helpful. We will be reading the letters
14 into the public record later. So you
15 will have an opportunity to hear what
16 they said and to the extent they were
17 signed and the names of the people.

18 In terms of your activities, I do
19 think you are probably going to need your
20 operating plan. There is a separate
21 chapter of the code for mass assembly or
22 special events which is in the process of
23 being amended by the Code Committee who
24 sent something to the Board of Trustees.
25 I believe it was discussed at last

1 evening's meeting.

2 That might be relevant for
3 something like the CAST event. It is
4 going to impose an additional permitting
5 process for events that are above a
6 certain size. But that is a permit that
7 the Board of Trustee issues on a case by
8 case basis.

9 MR. FARRELL: That makes sense.

10 CHAIRWOMAN HAMMES: So something
11 like the CAST event probably would fall
12 in that. But I think that the intention
13 behind the entertainment permit really
14 was if it is not in your operating plan
15 it could be problematic for you. So to
16 the extent that you are going to do that,
17 even though you are also potentially are
18 going to need a special event permit, it
19 would probably make sense you having that
20 you might do catered affairs to say that
21 there might certain instances -- to amend
22 it saying there might be certain
23 instances where you know you might be do
24 it during the day and you might have live
25 music. But in all circumstance you

1 would comply with the code including any
2 requirements for a special event permit.

3 I think similarly I had a couple
4 of questions for you. I guess -- before
5 I got to that I have my little script
6 that I am reading to all applicants.

7 MR. FARRELL: Sure.

8 CHAIRWOMAN HAMMES: I am going to
9 continue with this and then we will come
10 back with some of the questions that I
11 and perhaps others on the Board have
12 about your applicant. And then we can
13 circle back about what you might need to
14 do to amend the operating plan.

15 So the first one is that I am
16 going to kind of -- my spiel is since you
17 completed and submitted the application
18 is or your organization has I just want
19 to confirm verbally that, you know,
20 people that are responsible for managing
21 that part of the business have reviewed
22 the relevant entertainment permit
23 provisions of the code. And in
24 particular there is a section 150-51D of
25 the code which tell you that you are

1 operating the project in accordance with
2 your operating plan and whenever you do
3 entertainment and catering events. Which
4 is why I think you may want to ultimately
5 amend your operating plan.

6 Can you confirm that you have
7 looked at section 150-51?

8 MR. FARRELL: We have looked at
9 it. We weren't sure where the boundaries
10 lay in terms of if we get the application
11 and it is approved. As long as we
12 operate under the provision, if it is
13 fine. If we -- or if we would need to
14 amend this application to match. Which
15 we are happy to do. We figured we would
16 get the ball rolling and then --

17 CHAIRWOMAN HAMMES: Again, we
18 will come back at the end and try to
19 figure out the most efficient way to
20 handle that.

21 Similarly, I wanted to confirm
22 that you all are aware of the provisions
23 of chapter 88, noise of the Village Code,
24 which are applicable to your business.
25 And in particular that there are

1 provisions set forth in section 88.5
2 which relate to sound reproduction
3 devices such as a DJ or amplified music
4 which are commonly used in connection
5 with entertainment.

6 I assume that you are familiar
7 with that. I would note that chapter 88
8 of the code, which you are probably
9 aware, is currently being considered for
10 amendment by the Board of Trustees as
11 well. And you should continue to ensure
12 that you and the other responsible
13 persons for American Beech are aware of
14 any amendments and how they might apply
15 to the activities that you plan on
16 hosting on site.

17 And finally, I would ask you to
18 confirm that to the best of your
19 knowledge the information and materials
20 you have provided in your application
21 don't conflict or otherwise contemplate
22 altering the premises in a way that would
23 conflict with any existing approvals
24 applicable to the property. Such as your
25 site plan.

1 MR. FARRELL: Not to my
2 knowledge.

3 CHAIRWOMAN HAMMES: And I guess
4 at this time I also ask the village to
5 confirm whether or not it agrees with the
6 statement in the application that there
7 are no outstanding code violations.

8 MR. NOONE: There are no
9 outstanding code violations.

10 CHAIRWOMAN HAMMES: That you are
11 aware of.

12 MR. NOONE: That I am aware of.

13 CHAIRWOMAN HAMMES: Now I am
14 going to kind of open it up to the Board
15 a little bit. I think -- a couple of
16 questions that I have and then we will
17 work down the line.

18 In the written section of your
19 application you say you're hoping to
20 conclude the night with the music by 11
21 p.m. And you mention 11 p.m later on. I
22 guess to be helpful to you I would
23 suggest that it may make more sense to
24 say that you would conclude it in
25 accordance with the noise code

1 provisions. Which I think at certain
2 times might actually be a little bit
3 later than 11. Not that I want to
4 encourage you to do that.

5 MR. FARRELL: Of course.

6 CHAIRWOMAN HAMMES: We would be
7 happy if you concluded it at 11. But I
8 wouldn't want you to trip into a problem
9 because you are operating plan says 11
10 and you go to 11:30. So that is one
11 change I think you may want to consider
12 making on the operating plan description.

13 MR. FARRELL: Okay.

14 CHAIRWOMAN HAMMES: In your
15 operating plan you say the business plans
16 to eliminate and reduce outdoor noise
17 after 11 p.m. If you are willing to live
18 with that, that is fine. My only point
19 is the code might give you more
20 flexibility than that. So that is
21 something for you to think about.

22 What I am trying to say is: Your
23 operating plan is going to be what
24 governs. So if your operating plan is
25 tighter than what the code provides for

1 you could be in a situation where you
2 would be held in violation. Not of noise
3 code per se, but of the entertainment
4 permit.

5 MR. FARRELL: Right. The
6 standard that I set for myself versus
7 what the code set for me. Yeah. I think
8 we will definitely be looking to make
9 that amendment. I think we just wanted
10 to make the Board aware that out of
11 respect to our neighbors and hotel guests
12 on a day-to-day basis we are not looking
13 to have a midnight or 1 a.m.

14 CHAIRWOMAN HAMMES: And that is
15 greatly appreciated.

16 MR. FARRELL: Not to say that
17 there might not come a day, like you
18 said, I don't want to shoot myself in the
19 foot and --

20 CHAIRWOMAN HAMMES: I think it
21 would be good to leave the reference to
22 11 p.m. But say in any event no later
23 than is required by code or something to
24 that effect.

25 MR. FARRELL: Okay. That is very

1 helpful.

2 CHAIRWOMAN HAMMES: A couple of
3 other points that I have for you. I was
4 very hopeful that you put in your
5 operating plan that you won't have
6 speakers facing outside the property.
7 That has though not been the case in the
8 past. So I assume you do intend -- I
9 know personally last year there were
10 speakers facing out onto Main Street that
11 were very loud. I could hear them all
12 the way up to my house which is several
13 blocks away. It was in the afternoon.
14 So arguably the DJ was permitted. But
15 what I noted when I went down to the
16 establishment -- because we actually went
17 down to have a drink there was the DJ was
18 back by the bar. And it wasn't actually
19 that loud back there. The speakers going
20 out onto Main Street were even louder.
21 So I do think the fact that you put this
22 in here is very helpful. I just want to
23 make sure that you are focused on the
24 fact that we expect you to comply with
25 this.

1 MR. FARRELL: Yeah. Hundred
2 percent. We -- just in -- I had come to
3 a lot -- what hearings I was able to come
4 to and in light of what I was hearing and
5 seeing we just -- this was something that
6 we wanted to propose.

7 CHAIRWOMAN HAMMES: No. It is a
8 great thing. I just again -- I want to
9 make it clear that the Board -- not so
10 much us, but the Trustees in the Village
11 in terms of compliance is going to be
12 looking not just at chapter 88, which is
13 noise, but in the provision 150-51 that
14 says you are going to comply with your
15 operating provisions.

16 And then the final question that
17 I really have for you that you may not
18 know the answer to but I would be
19 interested in. Do you know what your
20 actual permitted Department of Health
21 occupancy is for the kind of restaurant
22 and outdoor property area? Because you
23 have in here a hundred guests. I don't
24 know and I haven't had a chance to talk
25 to the Village. I don't even know if the

1 Village knows. I believe the occupancy
2 limits are actually governed by the
3 County Department of Health.

4 MR. FARRELL: Yeah. The fire
5 marshall gives us a standard -- you know
6 maximum capacity for inside versus
7 outdoor patio versus the Black Llama bar.

8 CHAIRWOMAN HAMMES: Do you know
9 what those numbers are by any chance?

10 MR. FARRELL: I don't know the
11 exact number. I can give you an
12 approximate. Normally indoor dining room
13 area, the American Beech Restaurant is
14 58. And then I think the outdoor patio
15 area was an additional 30. And the
16 Black Llama area is 17. So you know --

17 CHAIRWOMAN HAMMES: The reason I
18 raise this is we can't override your
19 occupancy. So I would ask you when you
20 -- when you update this make it clear
21 whatever number of guests will not be
22 violate any other applicable approvals
23 that you might have. You can leave a
24 hundred in here if you think that you
25 might get to a hundred permissibly. But

1 I -- what I don't want to have happen is
2 that you come back and say you're allowed
3 to have a hundred people even though your
4 CO says you can only have 55 or something
5 like that. So that I why I am raising
6 the point with you.

7 Again, that is something -- I
8 like the idea that it is in here. It
9 gives you some protection but it is going
10 to be qualified by whatever the code in
11 your other approvals are.

12 MR. FARRELL: Sure.

13 CHAIRWOMAN HAMMES: Those were
14 the main questions and points. Another
15 point I have in here which is something
16 you might want to deal with in an updated
17 operating plan is -- I know from personal
18 experience that you do sometimes have DJs
19 in Black Llama. So you might want to add
20 that. Because this applies to both the
21 inside and the outside. So to the extent
22 that you are going to be having a DJ
23 inside either in the main restaurant or
24 Black Llama you would probably want to
25 include that. Because the way your

1 operating plan reads is it is only
2 outside.

3 MR. FARRELL: That makes sense.

4 CHAIRWOMAN HAMMES: I am going to
5 turn it over to you.

6 MS. WALTON: Trisha has covered
7 has covered all of the points, frankly
8 that I was going to raise. But I did
9 want to talk a little bit more -- clearly
10 there is a bit of inconsistency in saying
11 hoping in one place and up until 11 in
12 another place. So tightening up your
13 intentions there is important.

14 I am here in an official
15 capacity. However, I do happen to live
16 around the corner from the restaurant.
17 So I can speak from my personal
18 experience that there is sound that is
19 traveling beyond the boundaries of the
20 restaurant. So I would be interested in
21 understanding what buffering -- both in
22 an official capacity and personal, but
23 what buffering you plan to put in place
24 to mitigate sound traveling outside the
25 boundaries of the property. If you take

1 the speakers that are facing out to Main
2 and then turn them in they will then be
3 facing the residential neighborhood. How
4 might you be able to mitigate that sound?

5 MR. FARRELL: I can explore the
6 possibility of trying to put additional
7 sound proofing panels in the back area.
8 But I am also hesitant to confirm that we
9 would build or alter any structure.
10 Because in the past -- being we are in
11 Historic and there is a lot of things to
12 be sensitive to. I can't say that we
13 would build anything necessarily. But if
14 we could put sound proof paneling on
15 existing structures that wouldn't
16 interfere with any other operating
17 capacity we would be happy to explore
18 that option.

19 We are a very outdoor space. So
20 I don't think I can physically offer to
21 put up any additional barrier. But,
22 yeah, I think short of changing the
23 position of the speakers we can also
24 explore try to put paneling that would be
25 -- you know, wouldn't ruffle any

1 feathers.

2 Off the top of my head, that
3 would be my only initial proposal. But I
4 am happy -- if I were offered an
5 alternative or if anyone wanted to give
6 me a suggestion I am happy to hear them.

7 CHAIRWOMAN HAMMES: I can't speak
8 for American Beech, but the speakers that
9 I was focused on were separate speakers
10 that were almost put on Main to draw
11 people in. I am not sure it would make
12 sense to turn those around inward very
13 much. You would have the DJ already in
14 there. I mean it is up to you what you
15 are going to do with them. But I think
16 the point that Frances is making is well
17 taken in that we need you to be conscious
18 and do as much as you can with respect to
19 sound buffering on the property.

20 I walked through there earlier
21 today. I mean there is -- they have
22 bamboo and stuff that should help. And
23 there is the building that is blocking --
24 the main building does block the patio
25 from the residential area behind. And

1 the fact of the matter is that as you and
2 I and others have discussed they are in
3 commercial retail. There is a
4 presumption that they are entitled to
5 engage in these activities within the
6 parameters of the code. Which is not
7 saying they shouldn't do their best to be
8 a good neighbor. So, you know, we would
9 want you to, you know, do what you can.
10 Understanding that we wouldn't ask you to
11 do something that wouldn't necessarily
12 require Historic Board approval at this
13 point. I don't think that would be great
14 situation to be in.

15 MS. WALTON: I wasn't suggesting
16 --

17 MR. FARRELL: No. Of course. As
18 to what we are able to offer, initially
19 that is what I can propose. But anything
20 further I would need to meet with greater
21 minds than I to try to figure out a
22 different kind of solution.

23 MS. CHAIRWOMAN HAMMES: I would
24 counsel you just based on the letters
25 that we have received and my awareness of

1 that part of the residential
2 neighborhood. That the more that you can
3 do to protect yourself from that noise
4 going too far into the residential
5 community, particularly into, he evening
6 the better off you will be. Because if
7 people start filing complaints there is
8 now a little bit of a different process
9 for dealing with them than there might
10 have been in the past.

11 MS. WALTON: Right. And
12 obviously it also relates to not just the
13 hours of operation but -- or music
14 playing, but also the volume at which you
15 are playing it. So presumably your
16 operating plan would anticipate operating
17 within the required sound ordinance.

18 MS. TALERMAN: I think you hit on
19 everything I had.

20 MS. WALTON: Well Trish did.

21 MS. TALERMAN: Great job. I have
22 nothing more to add, but do underscore
23 what Frances and our Chairperson has
24 shared. I think that -- aside from the
25 technical advice you have been given

1 here, the idea of being a good neighbor
2 starts with how you started with us
3 today. To be open, to listen to the
4 neighbors and responding to them.
5 Because the last thing you want to do is
6 get this application and go through the
7 new process when a complaint is filed. I
8 guess all I have to say is: Do your
9 best.

10 MR. FARRELL: Duly noted.

11 MR. CREEDON: So it is easy to
12 seem like a good neighbor here in this
13 presentation. Listening I heard you say
14 -- and I understand you have to get
15 approval from the Historic Board -- I
16 heard mention of sound proofing panels
17 and barriers and changing the direction
18 of the speakers. But I didn't hear you
19 say anything about the volume.

20 And I do see on here -- and I
21 think you are a little vague. The
22 business is committed to maintain volume
23 levels out of respect for residential
24 neighbors. But it doesn't say at what
25 level the business is interested in

1 maintaining. Just that it is interested
2 in maintaining. So maintaining at a high
3 volume would be very different than
4 maintaining at a lower -- so this doesn't
5 speak to that at all. I would be
6 interested in that.

7 MR. FARRELL: Okay. I would need
8 to I guess keep aware of what amendments
9 are going to be made throughout this next
10 coming year. I did try to -- it is
11 somewhat vague. I agree. But I don't
12 know what it is I might be agreeing to
13 with all of these amendments and changes
14 being made. I don't want to -- also in
15 addition to providing a decibel level I
16 don't know how to measure that, short of
17 -- if I had to hire or get some equipment
18 to do so. I, at this time, don't have
19 that available to me.

20 But, yeah, I am happy to educate
21 myself further. But if there a mandated
22 level that was set I would, you know,
23 definitely endeavor to work under it.
24 But I haven't really gotten a clear idea
25 of how to measure what is too loud. If I

1 turn the music on right now in this
2 square and turn it up I, out of respect
3 to neighbors, I don't know would decibel
4 level I would be permitted to go up to or
5 under. So I am happy to explore the
6 possibility of trying to measure that
7 better. But at the moment I don't have
8 the information available.

9 CHAIRWOMAN HAMMES: So I think
10 the Village is somewhat less focused on
11 decibel levels right now even though they
12 are still in the code. I think the focus
13 much more through the amendment process
14 of the noise code, having been involved
15 in it, is going to be on plainly audible
16 standard. Which is much easier to
17 quantify. The code is putting the hours
18 in that the Trustees think are
19 appropriate to allow music. And after
20 that it is not supposed to be allowed if
21 it is plainly audible basically off site.

22 I think what they have tried to
23 do here which, you know, I think is a
24 good thing, if they follow through with
25 it -- which I understand your point about

1 the vagueness -- is to say that they are
2 going go try to behave in a way that
3 actually may be not all the way out to
4 what they are allowed to do under the
5 code. That they are aware that they are
6 very close to a residential neighborhood
7 and I think is much appreciated. At the
8 end of the day the Village is not going
9 to enforce against the business if it is
10 not violating the code.

11 And so I think that people that
12 are concerned in the residential district
13 really need to show up for those noise
14 code hearings if they are not happy with
15 what the noise code says. Because he is
16 regulated by the code and as long as he
17 is compliant with that that is all that
18 he is really obligated to do. And it is
19 up to the Trustees as the legislator to
20 say that this -- there is boundaries
21 where the noise has to go down and what
22 those limits are.

23 So I hear you on the vagueness of
24 this but I am not quite sure what else he
25 can really say unless he wants to give up

1 additional rights which he is not
2 required to do under the code. And
3 frankly, we have not been as driven on
4 the entertainment permits to really put
5 those kind of additional restrictions on
6 it at this point.

7 Now what he needs to be aware of,
8 which I think he is, is that going
9 forward this process will be much easier
10 for him in two years if he doesn't have
11 any outstanding complaints because it
12 will be administrative. He won't have to
13 come before this Board again. But if he
14 does he will have to come before this
15 Board and there will be some really hard
16 discussions held at that point. And 2)
17 there are significant issues during even
18 that two year period the Board of
19 trustees has the right to take that
20 entertainment permit away. I mean the
21 intention of the Trustees, as I
22 understand it, is really that those
23 things are really meant to send a signal
24 to people that are hosting entertainment
25 downtown, that they do have to be

1 conscious of how it is impacting
2 residential.

3 So that is -- you know, Dan I
4 don't know what else you were looking
5 for. If want to -- if your point was you
6 want him to agree to additional
7 restrictions that are below the levels in
8 the code then I think that is something
9 that this Board would have to propose to
10 him as opposed to asking him proposing it
11 to us. And I am not sure that we are
12 really mandated right now by the Board,
13 given that this process is all new, to do
14 that. But I am happy to discuss it.

15 And their property is in a unique
16 location, fortunately or unfortunately.
17 The restaurant and the hotel will be in
18 the same position if it comes before us.
19 You unfortunately do border directly on
20 residential area which puts a little bit
21 more of a spotlight on you as well in
22 what in another area you might be able to
23 get away with. You might find yourself
24 under more of a spotlight than you are.
25 But I think you guys are already aware of

1 that.

2 MR. FARRELL: Yes.

3 MS. TALERMAN: The only other
4 thing I would like to add is an
5 appreciation that this operating plan is
6 for Friday and Saturday night and not
7 weekdays. I think that makes a big
8 difference.

9 MR. FARRELL: Yeah. Since
10 becoming manager I am trying to not make
11 it an every day late night spot. I would
12 like to consolidate a little bit out of
13 respect to, you know, our neighbors, the
14 staff, even the hotel guests. I can't
15 say that we are not going to have noisy
16 nights. We are a very active bar and
17 restaurant area. And summer is where we
18 have to make all of that money. But,
19 yeah, if I don't have to do it I am not
20 looking to be a bother to anyone if I
21 don't have to be. So --

22 CHAIRWOMAN HAMMES: But you are
23 -- he is going to have to amend this
24 because the CAST event for instance is on
25 a weeknight. You are going to have to

1 amend this. I would suggest to you that
2 when it is amended when you add
3 weeknights you might want to say some
4 total number that seems like it would
5 work for you. However you want to word
6 it. I think you would not want to imply
7 that you are going to be doing every
8 night. Maybe special events or something
9 like that.

10 MR. FARRELL: I don't know if
11 this moment in time is place where I can
12 clarify that, but I guess one thing I
13 would be looking for in terms of -- like
14 you said, I don't want to act against the
15 business and provide limiting terms if I
16 don't have to. But at the same time,
17 like you mentioned earlier, I -- as
18 manager I -- I can't speak to the
19 entirety of the business, but what I am
20 responsible for I am not looking to, like
21 you said, take this to the limit of what
22 I can do. I think that is just a recipe
23 for unhappiness on both sides.

24 But in terms of being vague on
25 one hand but then providing and exact

1 number on the other, I wouldn't want to
2 act against myself and say I told you I
3 would do ten fundraising or weekday
4 events in the year. And then one year I
5 do eleven and I left myself and the
6 business exposed. I think I -- I don't
7 know if this is the venue, but I might
8 need help in terms of clarifying and
9 amending my application in such a way
10 that I am respectful to, you know, the
11 mandates set by the Board, the neighbors
12 and the business itself.

13 CHAIRWOMAN HAMMES: Maybe we
14 should first have the letters -- the
15 public letters read into the record. And
16 then we can discuss a little bit more how
17 to approach this, if that is okay.

18 MS. WALTON: Just quickly in
19 terms of Dan's point about the way this
20 -- the reference to the volume levels is,
21 I don't think it was your intent to be
22 that vague. It was just the way it
23 worded. You could reference compliance
24 with the code.

25 MR. FARRELL: Yeah.

1 MS. WALTON: Since you don't know
2 yet what the code is going to be. And
3 that would be a way of making it a little
4 clearer in terms of what you are -- what
5 I believe your intent is to begin with.

6 MR. FARRELL: For sure. Okay.

7 MR. NOONE: And Barbara, I will
8 be providing you with copies of these
9 letters.

10 There are three letters. The
11 first one I will read is anonymous.

12 "I am writing this to let you
13 know I am opposed to American Beech
14 receiving an entertainment permit.

15 Their quote, hoping to conclude
16 by 11 p.m. says it all.

17 Previous parties and benefits
18 have been extremely loud and don't end in
19 a timely fashion.

20 No speakers facing outside the
21 property is an empty promise and a joke.

22 Once a permit is obtained, the
23 sky's the limit and no one monitors the
24 situation.

25 They are in the Historic District

1 and border on residential. In the past
2 they have not been sensitive to this as
3 in their garbage, etc. I doubt they will
4 be sensitive in their entertainment as
5 well.

6 Thank you for your
7 consideration."

8 Once again that is anonymous.

9 The next two come from -- both
10 from Lorraine Kreaahling. I will read the
11 first one even though it really pertains
12 to the agenda being posted on the
13 website.

14 "Dear Ms. Hall and Patricia
15 Hammes, neighbors have noticed that
16 American Beech has applied for an
17 entertainment permit, but the application
18 for said permit, to be reviewed at
19 Friday's planning board meeting is not
20 available online for review."

21 Just to not, I had sent this the
22 week prior to the meeting.

23 "Please note that American Beech
24 is very close to our homes on Central and
25 Bay Avenues and Carpenter Street. So

1 certainly we, the public, would like the
2 opportunity to see what the American
3 Beech management has in mind so that we
4 can speak at the public hearing now
5 scheduled for this coming Friday.

6 We are all hoping that they don't
7 plan to do outdoor music when their
8 backyard neighbors are home. They have
9 been known in the past to make quite a
10 bit of noise with live bands.

11 Thank you for your attention to
12 this concern, that is publicly posting
13 their application so we can review."

14 And the second is from Lorraine
15 Krehling. It is more of an elaborate
16 response.

17 "Dear Planning Board, this is in
18 response to the application for an
19 entertainment permit by American Beech
20 Hotel and Restaurant at 300 Main Street.

21 Those of us who have been in the
22 Historic District bordering the Village's
23 commercial property district for decades
24 understand certain things must be
25 tolerated to live in harmony with our

1 business neighbors. However, blasting
2 very loud speaker generated music
3 outdoors when you are next to a
4 residential neighborhood should not be
5 added to this mix.

6 American Beech's back property
7 line is less than 30 feet from the
8 property line of the house at 168 Bay
9 Avenue, the home of a disabled, elderly
10 woman who would probably prefer Madame
11 Butterfly over Disco Inferno. The
12 courtyard where the outdoor music is
13 proposed is few than 100 feet from the
14 first floor room where she sleeps.

15 American Beech's application
16 states, the business is committed to
17 maintaining volume levels out of respect
18 for residential neighbors. However,
19 during past DJ events the music was
20 extremely loud not just on Carpenter
21 Street and Bay Avenue. Halfway down
22 Central Avenue it was an unpleasant and
23 intrusive backdrop to quiet backyard
24 dinner conversation. More than once, my
25 husband and I stopped by American Beech

1 to tell them their music was really loud.
2 The complaint was not graciously
3 received.

4 American Beech also has been
5 routinely placing a speaker on the
6 sidewalk outside its Front Street
7 boutique/lobby blasting music into the
8 street. When we spoke to the various
9 proprietors on duty about this their
10 response was not courteous.

11 The noise ordinance 88 states:
12 No person shall operate or cause to be
13 operated a sound reproduction device that
14 produces unreasonable noise. The
15 operating of any such device in such a
16 manner as to create unreasonable noise
17 across a retail property boundary -- in
18 such a way as to disturb any other person
19 is prohibited.

20 No person shall operate, use or
21 cause to be operated or use any sound
22 reproduction device for commercial or
23 business advertising purposes or for the
24 purposes of attracting attention to any
25 -- sale or display of merchandise in

1 connection with any commercial operation
2 -- in front or outside of any building,
3 place or premises abutting or adjacent to
4 a public street, park or place, where the
5 sound therefrom may be heard upon any
6 street, park or place or from and stand,
7 platform or other structures;

8 There is simply no way to muffle
9 or abate the sounds of loud outdoor music
10 in the courtyard at American Beech.

11 It might be noted as well that
12 the outdoor space where American Beech
13 proposes to hold these "events" is little
14 more than walkways between the
15 restaurant's large outdoor dining area
16 and the enormous outdoor bar with
17 surrounding bar stools at the courtyard's
18 center. One does question whether these
19 passageways -- that would also serve as
20 an emergency egress for indoor guests --
21 can safely accommodate 100 people. One
22 also wonders how a hotel, which charges
23 dearly for its rooms, can reasonably
24 expect its guests, already subjected to
25 bar-side clamor, would enjoy the addition

1 of deafening disco jams.

2 Those of us who have lived in
3 this neighborhood abutting the Village's
4 downtown for some time understand certain
5 things must be tolerated. Restaurant
6 customers and hotel guests park in front
7 of our homes. One its website, American
8 Beech recommends its guests park on Bay
9 Avenue. Restaurants make noise -- and
10 emit smells. Though in the case of
11 American Beech they have been hosing
12 their dumpsters out onto Carpenter Street
13 -- leaving a very stinky liquid residue
14 behind -- something no other restaurant
15 at this site has ever done.

16 We wish to live in peace with an
17 be respectful of the business community.
18 However, common sense suggests that loud
19 music coming from giant outdoor speakers
20 on property less than 50 feet from
21 privately owned homes is not neighborly
22 or respectful.

23 With kind regards, Lorraine
24 Kreauling."

25 CHAIRWOMAN HAMMES: You have a

1 flavor of what, at least, your neighbors
2 feel about this.

3 I think I recognize a lot of the
4 points that Lorraine has said. I think a
5 lot of them, again, are things that
6 really need to be taken up more with the
7 legislature than this board at this
8 point. To the extent that there is a
9 view that things should be zoned
10 differently because they are closer to
11 the residential that should be dealt with
12 -- in my personal view directly with the
13 legislative branch of the government.

14 So I think what we are back to
15 probably is your application. I can see
16 two ways forward with this. I guess I
17 would somewhat defer to you as to what is
18 easiest or best for you. 1) This Board
19 could vote on this application as it
20 stands right now to approve an
21 entertainment permit on it. In which
22 case you would be subject to the terms
23 you described in here and nothing more
24 than that. You could obviously file an
25 amendment on it later on or a superceding

1 application. The alternative would be
2 for us to hold this open and allow you to
3 amend the application. And I guess we
4 would want you to submit that at least a
5 week prior to the next meeting that you
6 would be on so we could get that
7 amendment application posted to the
8 website. Our next meeting is scheduled
9 for March 1st. So you would have a week
10 or two to do that.

11 If you wanted to hold this open
12 as opposed to filing a new application it
13 would require another payment of a fee
14 and all of that. I would say we would
15 need the updated application by no later
16 than the 20th.

17 MR. NOONE: We generally like the
18 information two weeks in advance.

19 CHAIRWOMAN HAMMES: So the 16th.
20 So you would still have two weeks to do
21 that. Which way you want to go is up to
22 you. In terms of the substance of this
23 unfortunately, we can't rewrite this for
24 you per se. I think the point that
25 Frances made is a good one. Which is: I

1 would tend to go back through it and try
2 to caveat it -- I would leave a lot of
3 the stuff you have in there. I think it
4 is very helpful and good. And it shows
5 you want to work to be a good neighbor.
6 But I would make it clear in any event it
7 would never be more than what is
8 otherwise permitted under the code.

9 I would also suggest to you --
10 however you want to handle it this Board
11 will look at it -- the events other than
12 on Friday and Saturday nights. I would
13 add in something for yourself on that. I
14 can't really tell you what to do on that.
15 You need to think about what flexibility
16 you need to protect yourselves. You can
17 always come back at a later date if you
18 have to, but not the ideal situation.

19 I don't know if anybody has any
20 different thoughts on that.

21 MR. CREEDON: On that
22 particularly, no. I do have one
23 follow-up.

24 This business is in the
25 Historical District and my understanding

1 in the Historic District is people need
2 to comply with certain things, get
3 approval from the Historic District. A
4 lot -- a changing of a door or window or
5 siding or something like that. I am
6 wondering if sound -- amplified sound, or
7 what have you is something -- it is
8 another one of the senses that we
9 experience Greenport through
10 historically.

11 And I am inclined to think they
12 should get -- not just as it pertains to
13 this business but other businesses in the
14 Historic District if amplified sound is
15 permitted.

16 CHAIRWOMAN HAMMES: The bulk of a
17 lot of businesses downtown are in the
18 Historic District. I hear what you are
19 saying.

20 MR. CREEDON: They are coming to
21 us which is why I think it is important
22 to do that. They are not grandfathered
23 because it is a new building.

24 CHAIRWOMAN HAMMES: I don't think
25 they are required to go to Historic for

1 approval for this. The code is clear
2 that the entertainment permit is within
3 the purview of the Planning Board and
4 doesn't differentiate between Historic
5 and non-historic.

6 Again, I am not saying as a
7 personal matter I agree or disagree with
8 you. I am just going on the basis of the
9 code and the direction that we have
10 gotten from -- again, the legislative
11 branch which decides these things. And
12 to me if they had wanted to treat
13 businesses in Historic different than
14 other businesses they would have
15 indicated that. And they did not.

16 I mean, I don't know. Are you
17 proposing that we should tell them they
18 have to go to Historic on this?

19 MR. CREEDON: This is -- to my
20 knowledge, the first one that --

21 CHAIRWOMAN HAMMES: -- are in the
22 Historic District as well.

23 MR. CREEDON: I am at fault there
24 for not thinking of it at that time.
25 They came to us and we voted on it that

1 day. So it has occurred to me as I read
2 over the past week or so some of the
3 comments and the application that perhaps
4 this is an aspect of the historic nature
5 of Greenport that should be resolved
6 where the businesses need to go to
7 Historic in the future or that they
8 don't. I think they said they didn't put
9 it in the code. Perhaps --

10 CHAIRWOMAN HAMMES: The code is
11 clear that the entertainment permit is
12 within the purview. And then there is a
13 separate section of the code -- which I
14 don't have with me -- that deals with
15 what you have to go to Historic for for a
16 Certificate of Appropriateness. But I
17 believe that doesn't even control what
18 you do on the inside of these buildings.
19 It only controls the ascetics of the
20 outside.

21 MR. CREEDON: This is a permit
22 for entertainment for outside.

23 CHAIRWOMAN HAMMES: I don't think
24 that is captured by that. That would
25 have been the case all along, right?

1 Regardless of the entertainment permit.
2 That is a separate process.

3 MR. CREEDON: All along.
4 Starting now.

5 CHAIRWOMAN HAMMES: No. You are
6 talking about the entertainment -- maybe
7 we are talking about two different things
8 here. The entertainment permit -- again,
9 the way I read the code -- is clearly a
10 Planning Board issue only. Potentially
11 Board of Trustees if they are -- you
12 know, if there is bad behavior. Historic
13 Board's jurisdiction -- which does not
14 actually have the same statutory board
15 nature that sort of the ZBA does. It
16 doesn't have quite the same statutory
17 level of basis for it. But it doesn't
18 make it any less worthy. But it is
19 solely constrained by what its chapter
20 says it can do. And that chapter would
21 have applied regardless of the
22 entertainment permit or not is my point.
23 That chapter has been the way it has
24 always been. So if the Historic Board
25 felt that it had jurisdiction over the

1 outside use, which it does not, and we
2 are talking about a use here, it would
3 have asserted that.

4 I think -- I am not really sure
5 how to move your point forward, Dan, if
6 you are asking for us to certify
7 something to the Trustees on this or if
8 you want us to certify something to the
9 Historic Board.

10 MR. CREEDON: It dovetails with
11 -- I don't really think it is a good idea
12 to approve this today because I do agree
13 with -- I think Frances and I think you
14 said it too -- some of this language
15 should be tightened up. And that would
16 be a month before our next meeting during
17 which time we could have an answer.

18 CHAIRWOMAN HAMMES: I guess what
19 you are hearing from this Board is we
20 would prefer you leave this open and we
21 don't take action on it today. That you
22 amend it and we would take action on it
23 on the March 1st meeting.

24 MR. FARRELL: Given that is your
25 recommendation, I am happy to do so.

1 CHAIRWOMAN HAMMES: I think it is
2 frankly in your interest to fix some of
3 these things as well in the application.
4 I think what you need to do is amend the
5 operating report. I don't think you so
6 much need to focus on the application
7 itself. But whatever you can tighten up
8 in there and make it clear that in any
9 event what the out of boundaries, which
10 is presumably the code and make sure you
11 adequate describe what you think you
12 might be doing. Because the mechanism is
13 not really intended that you come back if
14 you change your mind. Obviously you
15 could do that but it would be a new
16 application. And that takes time and all
17 of that.

18 So to the extent that you think
19 you are going to be doing special events
20 on days other than Friday and Saturday I
21 would want you to make that express.
22 Also, if you are going to be having a DJ
23 indoors or any kind of live music indoors
24 whether it is at Black LLama or American
25 Beech make sure that -- I think you have

1 that private room, that you should make
2 that clear as well.

3 To the extent that you can
4 clarify what you intend to do with the
5 outdoor speakers -- when I am talking
6 about the outdoor speakers, obviously the
7 DJ itself has a speaker. And that is
8 going to be where the DJ is. But I do
9 believe -- and I never like went into
10 your bushes -- I do believe you had
11 speakers in there that were driving music
12 out. To go to the point about the retail
13 space in the letter I believe that the
14 lobby does also have a speaker outside.

15 So what I think you are hearing
16 from this Board is that music projecting
17 onto Main, we assume based on what you
18 have written, is not going to be there.
19 Which makes us all very happy. But then
20 we wouldn't want you to then turn those
21 speakers around and push them back out
22 into Carpenter just because you have
23 taken it off of Main. So maybe you can
24 clarify what the intention is to do. I
25 would call them the ancillary speakers as

1 opposed to the speaker that the music
2 from the DJ is coming out.

3 MR. FARRELL: Got you. Yes, the
4 -- we currently have no speakers facing
5 out to Carpenter.

6 MS. TALERMAN: Just on the side
7 street. Is that Bay?

8 MR. FARRELL: Yeah. On Bay there
9 is some that face into the property.

10 MR. CREEDON: What is the last
11 thing you said?

12 MR. FARRELL: There is no
13 speakers facing out onto Carpenter. But
14 there are speakers on Bay that face into
15 the courtyard.

16 CHAIRWOMAN HAMMES: Well, if they
17 face into the courtyard that should be
18 less of an issue.

19 MR. CREEDON: There is no
20 neighbors --

21 MR. FARRELL: I think there is
22 someone trying to get in.

23 MS. TALERMAN: Yeah. I don't
24 know if they were hanging from a rafter
25 or if they are down on the ground. But

1 anything that is at the street projecting
2 to the street you might want to be clear
3 that it is being removed.

4 CHAIRWOMAN HAMMES: I actually
5 think under the noise code you may have
6 to. Under the noise code -- I don't have
7 it with me, but as I recall the noise
8 code has provisions related to sound
9 amplification. But it also has a
10 completely separate section that is on
11 what was referred to in olden days as
12 hawking. Which is basically the use of
13 sound devices to pull people into an
14 establishment. And I don't know what
15 those limitations are, but there are
16 separate limitations on that that are
17 much stricter than just having
18 entertainment on your property. I
19 understand the value to you of being able
20 to pull people in with that, but I think
21 what you are hearing is that those
22 externally based speakers, whether they
23 are on -- not on Carpenter, but on Main
24 and on Bay are somewhat of a problem.

25 So if you could take a look at

1 that and maybe clarify in your submission
2 what you intend to do with what I would
3 refer to ancillary speakers that are kind
4 of more taking the music even further
5 than it would go from the speaker that
6 the DJ is using.

7 MS. WALTON: I think that if --
8 at least one of the speakers to which
9 Lorraine was referring is connected to
10 the hotel operation, not the restaurant
11 operation. So I don't know to what
12 extent you have control over -- whether
13 you are managing the whole or -- but that
14 would be something to bring back to
15 management if it is not within your
16 purview.

17 MR. FARRELL: Sure. Yeah. To my
18 knowledge, that has been removed. But I
19 can make a note of it in the application
20 when I make the amendment that we will no
21 longer have a speaker from the hotel
22 facing into that area.

23 MS. WALTON: If it has been
24 removed then it is a moot point. I just
25 wanted to clarify because I happen to

1 know what Lorraine is referencing in that
2 particular case.

3 MR. FARRELL: Sure.

4 CHAIRWOMAN HAMMES: I do want to
5 thank you for this overall because your
6 starting comments and what is in here do
7 indicate to me that you are aware that
8 you are in a special location in the
9 Village and that you are by a residential
10 area. So it is helpful to this Board for
11 moving this along for us to know that you
12 all understand that and you intend to be
13 the best neighbor that you can within the
14 confines of having to run your business
15 and recognizing that businesses such as
16 yours do rely heavily on a seasonal
17 turnout.

18 So I think if you can go back and
19 tighten this up a bit. You might want to
20 take to France (phonetic) since he is a
21 lawyer he might have some views on it. I
22 am sorry I can't -- it is not our job to
23 rewrite it for you.

24 MR. FARRELL: No. Hundred
25 percent.

1 CHAIRWOMAN HAMMES: I think we
2 have given enough of a sentiment by the
3 Board as to what we think will be helpful
4 to see. I will take under advisement my
5 colleague's question about Historic and
6 take that back to the Village. I am
7 pretty sure the answer would be in line
8 with what I said, but we will see. It is
9 a valid question.

10 MR. CREEDON: That's fine. I
11 just want to be sure.

12 CHAIRWOMAN HAMMES: Yeah.
13 Understood. Understood.

14 And then we would schedule -- we
15 will definitely schedule him for March
16 1st.

17 MR. NOONE: That's fine.

18 CHAIRWOMAN HAMMES: He should be
19 first on the agenda for March 1st.

20 MR. NOONE: That's fine.

21 CHAIRWOMAN HAMMES: As long as
22 you get this back to us in two weeks it
23 should hopefully be a fairly quick and
24 hopefully painless process.

25 MR. FARRELL: Sure.

1 MR. NOONE: This is on video if
2 you wanted to rewatch it if you missed
3 anything that anyone said.

4 MS. TALERMAN: You can get it
5 from the Village website. There is a way
6 to --

7 MR. FARRELL: Yep. Thank you.

8 CHAIRWOMAN HAMMES: Any other
9 questions for us?

10 MR. FARRELL: At this time, no.
11 If it will remain open I will make the
12 amendments I have to and submit it before
13 February 16th. I can reach out to
14 confirm my March date.

15 I guess only that I ask that if
16 any amendments are made or if I do have
17 to go to Historic if I could be made
18 aware.

19 CHAIRWOMAN HAMMES: We will let
20 you know. I will know the answer to
21 Historic Monday or Tuesday. Mike will
22 let you know.

23 MR. FARRELL: Sure. Excellent.
24 In that case I have no further questions
25 in mind. And I appreciate everyone's

1 time. And thank you for all of your
2 information.

3 CHAIRWOMAN HAMMES: Thank you
4 very much. You can sit down or you can
5 go.

6 MR. FARRELL: I think -- is it
7 concluded or --

8 CHAIRWOMAN HAMMES: Well we are
9 going to close. So you can go or you can
10 stay.

11 MR. FARRELL: I do have to rush
12 back to the restaurant.

13 CHAIRWOMAN HAMMES: Go. Go.

14 MR. CREEDON: Have nice weekend.

15 MR. FARRELL: You too.

16 MR. CREEDON: Thank you.

17 CHAIRWOMAN HAMMES: The next item
18 is any other Planning Board business that
19 may come properly before this Board.

20 Does anybody on the Board have
21 any other business they wish to discuss
22 this afternoon?

23 MS. WALTON: I do not. No.

24 MS. TALERMAN: No.

25 MR. CREEDON: Nope.

1 CHAIRWOMAN HAMMES: All right.
2 If there isn't anything else I am going
3 to make a motion to adjourn this meeting.
4 Do I have a second?
5 MS. WALTON: Second.
6 CHAIRWOMAN HAMMES: A those in
7 favor?
8 MR. CREEDON: Aye.
9 MS. TALERMAN: Aye.
10 MS. WALTON: Aye.
11 CHAIRWOMAN HAMMES: Aye.
12 Any opposed?
13 (No response.)
14 CHAIRWOMAN HAMMES: Motion
15 carried. Thank you all.
16 (The meeting was adjourned at
17 5:03 p.m.)
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C E R T I F I C A T E

STATE OF NEW YORK)
)ss.:
COUNTY OF SUFFOLK)

I, BARBARA D. SCHULTZ, a Notary
Public within and for the State of New
York, do hereby certify:

That the above and foregoing
contains a true and correct transcription
of the planning Board work Session,
Public Hearing and Regular Meeting of
February 2, 2024, to the best of my
ability.

I further certify that I am not
related to any of the parties to this
action by blood or marriage; and that I
am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have
hereunto set my hand this 16th day of
February, 2024.

BARBARA D. SCHULTZ