

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK : STATE OF NEW YORK
 3 -----x
 4 PLANNING BOARD
 5 WORK SESSION, PUBLIC HEARINGS & REGULAR MEETING
 6 -----x
 7 March 1, 2024
 8 4:00 p.m.
 9 Station One Firehouse
 10 236 3rd Street
 11 Greenport, New York 11944

12
13 Before:

- 14
- 15 PATRICIA HAMMES - Chairwoman
- 16 DANIEL CREEDON - Member
- 17 SHAWN BUCHANAN - Member
- 18 FRANCES WALTON - Member
- 19 ELIZABETH TALERMAN - Member (Absent)

20
21 ALSO PRESENT:

- 22 BRIAN STOLAR, ESQ. - Village Attorney
- 23 MICHAEL NOONE - Clerk of the Board

24
25

1 CHAIRWOMAN HAMMES: All right. Good afternoon.
2 Welcome to the Village of Greenport Planning Board's
3 meeting for Friday, March 1st, 2024. It is 4:01 PM
4 and I hereby call the meeting to order.

5 This meeting is a public meeting. A couple of
6 notes about our agenda for this afternoon. American
7 Beach will not be on the agenda today, and we are
8 not taking any public comment on 200 Main Street. So
9 to the extent that you are here for either of those
10 things, you may or may not care to stick around.

11 In any event, our agenda that we will be
12 covering this afternoon is for the following items:

13 The application for a curb cut for the
14 residential property located at 11 North Street; a
15 continuation of the pre-submission conference in
16 respect of 326 Front Street, doing business as The
17 Greenporter Hotel; and a vote, but again, no public
18 comment, public comment period was closed for 200
19 Main, to approve the release of the pre-submission
20 report in respect of the site plan and conditional
21 use application relating to the property located at
22 200 Main.

23 For people's information, assuming that we do
24 vote to release the 200 Main report today, which I
25 anticipate we will, it should be up on the Village

1 website on Monday some time under the Planning Board
2 agenda section for anybody from the public that
3 cares to read it.

4 Finally, as a reminder, if you are speaking
5 today, please start by slowly and clearly stating
6 your full name and address, and to the extent
7 applicable, affiliation with the relevant
8 application or applicant for the record.

9 In addition, please remember that all
10 comments should be addressed solely to the Planning
11 Board and not to any applicant or other person in
12 the audience. Thank you.

13 The first order of business is a motion to
14 accept and approve the Minutes of the February 2nd,
15 2024 Planning Board work session, public hearing and
16 regular meeting.

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

19 MEMBER WALTON: Second.

20 CHAIRWOMAN HAMMES: All those in favor? Aye.

21 MEMBER CREEDON: Aye.

22 MEMBER WALTON: Aye.

23 MEMBER BUCHANAN: Aye.

24 CHAIRWOMAN HAMMES: Motion passes.

25 The next item on the agenda is consideration

1 of the Application of Marc Rishe on behalf of 11
2 North Street in respect to the curb cut.

3 This property is located in the R-2 one and
4 two-family residential district, and is also located
5 in the Historic District.

6 It is Located at SCTM# 1001-4-3-22.5.

7 The proposed construction at this property
8 has previously received all necessary variances from
9 the Zoning Board of Appeals, and a certificate of
10 appropriateness from the Historic Planning
11 Commission.

12 In the interest of full disclosure, I own a
13 property located immediately across the street from
14 11 North Street, and with this in mind I am going to
15 recuse myself from consideration of this
16 application.

17 I'm going to turn it over to Frances in turn
18 to lead the discussion on this application.

19 MEMBER WALTON: Thank you. I would like to
20 start by asking the applicant or their
21 representative to come up at this time and give a
22 brief description of the proposed curb cut and
23 driveway in the application.

24 MR. RISHE: Good afternoon. Marc Rishe, 315
25 Sutton Place in Greenport.

1 Good afternoon, Board. So I am one of the
2 property owners at 11 North Street. The application
3 is to move the existing curb cut, I think it's
4 approximately 12-and-a-half feet, to the east, which
5 would leave the curb cut about just under three feet
6 from the neighboring property line.

7 I provided a site plan, as Chairperson said,
8 that's previously been approved by the Zoning Board,
9 and I've also overlaid on Google Maps showing where
10 all of the existing -- sort of crude photos, my
11 apologies -- but where all of the existing curb
12 cuts, where all the existing curb cuts and driveways
13 are and then where the new proposed driveway is for
14 11 North Street.

15 With that, I'm happy to answer any questions
16 that the Board may have.

17 MEMBER WALTON: I'll start and then I'll give
18 my fellow Board members an opportunity to ask
19 questions. But also, before I do that, are there
20 any comments from the public on this particular
21 application?

22 (No response).

23 Okay, so in looking at your rendition here, I
24 notice that the driveway, that your proposed driveway is
25 relatively close to its neighboring driveway to the

1 east, and I was wondering what you planned in terms of
2 any plantings or treatments around that area.

3 MR. RISHE: Sure. So, yes. There will be, and
4 this was discussed with the Historical Preservation
5 Committee as well, there will be some border
6 plantings between my property and the neighbor's
7 property there. I'm not sure exactly what type, but
8 they won't be, you know, there will be some sort of
9 bush/plant to separate the two properties. And I
10 have also spoken to that neighbor about that as
11 well, and he's fully supportive of it.

12 MEMBER WALTON: One of the concerns that we
13 have to take into consideration in reviewing the
14 curb cuts for driveways is visibility and safety,
15 and so I guess we might ask that any plantings that
16 you do put in are maintained at a level that will
17 ensure, you know, appropriate visibility in, for
18 both driveways in all directions.

19 MR. RISHE: Absolutely, yes. And that's the
20 intent. The intent is not a large hedge or anything
21 like that. It's just something to separate the two
22 properties. So I don't know, I'm not a landscape
23 person, so I'll let them figure it out, but
24 something like, you know, a hydrangea-type size,
25 something of that nature.

1 MEMBER WALTON: That's kept at a low --

2 MR. RISHE: That is kept at a low-enough
3 level, correct.

4 MEMBER WALTON: Good. And would you also
5 address the nature of the driveway treatment that
6 you expect to --

7 MR. RISHE: The driveway will be a permeable
8 driveway, so not concrete. Haven't selected the
9 final options yet, but probably some sort of crushed
10 bluestone or gravel or something of that nature.

11 MEMBER WALTON: Great. That will help with
12 some flooding in that area, or at least won't
13 exacerbate the flooding.

14 MR. RISHE: Correct.

15 MEMBER WALTON: That is good.

16 MR. RISHE: And the property has a drywell on
17 it as well, so all of the drainage for the house
18 will go into a drywell, so it's not being drained
19 out into the property either.

20 MEMBER WALTON: And I just have one additional
21 question. I noticed that in your response on the
22 applicant's, on the members of the LLC, that they
23 are acting members, and I was not sure what that
24 meant in this context and whether they will become
25 permanent or what is the --

1 MR. RISHE: I'm not, in full disclosure, I
2 don't know exactly the legal terminology, but that's
3 what I was told to write. These are the three
4 members of the LLC. That's the sole members.

5 MEMBER WALTON: Is that, Brian, is that
6 anything we --

7 MR. STOLAR: They are either members or they
8 are managing members. There is no such thing as an
9 acting member.

10 MEMBER WALTON: As acting members. That's what
11 confused me.

12 MR. RISHE: Yes. Apologies for the confusion.

13 MEMBER WALTON: Okay. Do my fellow Board
14 members have any questions, thoughts?

15 MEMBER CREEDON: I have a, it's just briefly.
16 There's two existing driveways here on either side
17 of the proposed. The one to the east, is that your
18 neighbor's driveway?

19 MR. RISHE: That's correct.

20 MEMBER CREEDON: And then the one that is
21 yours now, that's going to be abandoned, and is the
22 curb going to be installed?

23 MR. RISHE: Um, so that's the next discussion
24 after this. Actually the whole sidewalk over there
25 is quite dilapidated. I have a letter from the

1 Village Administrator stating it was meant to be
2 done at some point, so if and when I'm lucky enough
3 to get approval, I will have that discussion. But,
4 yes, it will be, in an ideal world we would
5 remediate the sidewalk and the curb in front of the
6 whole property.

7 MEMBER CREEDON: And the driveway itself,
8 that's where you'll be constructing the new
9 building?

10 MR. RISHE: There is a small addition off the
11 existing, correct, that goes into that driveway
12 space.

13 MEMBER CREEDON: Okay. Thank you.

14 MEMBER BUCHANAN: So my only question is, so
15 right now there's only plantings on the border of
16 the property to the east, and that's all you're
17 putting in, it's not any sort of fence or anything,
18 again, just like if there is going to be a fence,
19 mind your visibility.

20 MR. RISHE: Correct, yes. There is no plan
21 for the fence. I believe that would have to be
22 approved by the Historic Committee as well. So if
23 there was any, if there was a decision to do that,
24 we would go through the process. But as of now
25 there is no fence planned.

1 The only fencing on the property that will be
2 added is there is actually a section of missing
3 fence in the back of the property that will be
4 added, but nothing to enclose the yard of the
5 property.

6 MEMBER BUCHANAN: Thank you.

7 MEMBER WALTON: Anything further?

8 (No response).

9 If not, I would like to just run through the
10 criteria relevant to this Board's review of the
11 application as set forth in Section 150-30.2(b) of
12 the code. I'm now going to walk through the
13 criteria and ask each Board member present, other
14 than the recused, to indicate whether they agree or
15 disagree.

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

21 MEMBER BUCHANAN: Agreed.

22 MEMBER CREEDON: Agreed.

23 MEMBER WALTON: Agreed.

24 The proposed driveway entrance or curb cut
25 will not create undo interference with vehicular

1 traffic in the adjoining roadway.

2 MEMBER BUCHANAN: Agreed.

3 MEMBER CREEDON: Agreed.

4 MEMBER WALTON: Agreed.

5 The proposed curb cut and driveway entrance
6 will not adversely affect the health, safety,
7 welfare, comfort or convenience of the inhabitants
8 of the Village.

9 MEMBER BUCHANAN: Agreed.

10 MEMBER CREEDON: Agreed.

11 MEMBER WALTON: Agreed.

12 MEMBER WALTON: Given the Board's findings
13 with respect to the foregoing, I would like to
14 propose a motion so accept and approve the issuance
15 of a permit for the construction of the proposed
16 curb cut and driveway, subject to the following
17 conditions:

18 One: That the terms and conditions, if any,
19 of the ZBA and HPC have been met or are met.

20 Second: And this is something I need to ask
21 Brian. Is the property owner responsible for
22 restoring the existing curb cut and related
23 sidewalk?

24 MR. STOLAR: Not the sidewalk, unless they do
25 anything affirmative with the --

1 MR. NOONE: If I could. We've already had
2 discussions with the Village Administrator regarding
3 the actual, in other words it would make sense to
4 have the sidewalk and the curb cut and the curb done
5 in tandem, so at some point we could have that
6 discussion, and it's in his best interest to have
7 the sidewalk obviously fixed, and the curb cut, and
8 the curb restored.

9 So we can work with the applicant to, the
10 Village can work with the applicant to --

11 MEMBER WALTON: Okay, so then the condition
12 would be that the applicant works with the Village
13 to arrive at --

14 MR. STOLAR: To make sure that the curb cut
15 and the sidewalk and the apron are restored in
16 accordance with Village guidelines and standards.

17 MEMBER WALTON: Thank you. Next, that the
18 property owner shall ensure that any landscaping or
19 vegetation planted between the properties or along
20 the driveway are maintained in such a way that it
21 ensures visibility and safety for the surrounding
22 area.

23 And next, that, as you said, you will install
24 a permeable driveway material, use a permeable
25 driveway material.

1 And finally, the approval will terminate in
2 the event that the proposed curb cut and driveway
3 and the restoration have not occurred and been
4 completed within 12 months of the date hereof.

5 With that, I would like to make a motion. Do
6 I have a second?

7 MEMBER BUCHANAN: Second.

8 MEMBER WALTON: All in favor? Aye.

9 MEMBER CREEDON: Aye.

10 MEMBER BUCHANAN: Aye.

11 MEMBER WALTON: The motion carries. Thank
12 you.

13 MEMBER BUCHANAN: Thank you, very much.

14 CHAIRWOMAN HAMMES: The next order of business
15 is a continuation of the pre-submission conference
16 regarding the Application of Dillon Prives on behalf
17 of 326 Front Street Properties LLC, relating to the
18 property located at 326 Front Street, doing business
19 as the Greenporter Hotel. The property is located
20 in the C-R Retail Commercial District and R-2
21 one-family and two-family residential district, but
22 is not currently located within the Historic
23 District.

24 It is located at SCTM# 1001-4-8-29,30 and 31.

25 The applicant proposes renovations and

1 reconstruction to an existing hotel and restaurant,
2 including the addition of a third floor.

3 The key modifications to the existing site
4 plan set forth in the proposed application are, one,
5 an overall increase in the square footage of the
6 building located on the property from 15,042 square
7 feet to 24,099 square feet; an increase in the
8 number of hotel rooms from 35 to 56; and three,
9 changes to the property which are dedicated to the
10 restaurant, with the portion of the property
11 dedicated to the restaurant, resulting in an
12 increase in the number of available seats from 45
13 seats to 65 seats.

14 This application will ultimately require both
15 a conditional and use approval from this Board, and
16 site plan approval. It also appears that it will
17 require variances from the Zoning Board of Appeals
18 in order to proceed.

19 We've had one prior meeting in respect of the
20 pre-submission conference for this application, and
21 have received several comments from the public in
22 respect thereof.

23 In addition, since the last meeting on this
24 application, applicant has provided the additional
25 materials requested by this Board as part of its

1 consideration during the pre-submission hearing.
2 And we would like to thank you very much for those
3 applications at this time.

4 I remind everybody that we are in
5 pre-submission, and that this is an opportunity at
6 the end of the day for the Board to provide feedback
7 for the applicant before they finalize their
8 application. So we are not making any decisions
9 today.

10 I would like to start this meeting by giving
11 the applicant an opportunity to provide any comments
12 or updates, things are helpful to this Board, if
13 any, and after that we'll open it up for public
14 comment and then for Board discussion.

15 MR. PRIVES: Thank you. Dillon Prives, 326
16 Front Street. Good evening, everyone. Thank you,
17 for having us again. It's good to be back.

18 So following our first pre-submission meeting
19 back in December 15th of 2023, we got some really
20 valuable feedback from both the Board and the
21 Village community members, and we went back with our
22 team of architects and designers and our larger
23 ownership group to decide and determine how we could
24 best incorporate the feedback and comments we got
25 from the community into the next iteration of the

1 design.

2 Also following the first pre-submission
3 meeting, we had the recommendation of meeting with
4 the HPC to discuss our project and just give them
5 the general overview of what we are proposing.

6 As we know, the Planning Board will look to
7 them for a recommendation of some degree. So we
8 were able to have a meeting with them at their most
9 recent meeting on this past Wednesday. It was I
10 think a helpful opportunity for us to present our
11 project to them, answer any open questions or
12 comments they had, and address some just general
13 input into what was driving our design and how we
14 got to what we are proposing now.

15 So, next I would be happy to run through the
16 changes that we've made since our first
17 pre-submission meeting, just so everyone has an
18 understanding of where we are at.

19 I'll start with the site plan first. So on
20 the first submission -- can everyone see this all
21 right?

22 (Affirmative response).

23 We initially were proposing to relocate the
24 existing curb cut from what is existing on Front
25 Street to the Fourth Avenue. That was driven

1 primarily by the new code that was passed from the
2 moratorium, and also just from the design esthetics,
3 we thought maintain the larger open-entry space at
4 the front of the hotel would be nice.

5 Again, following the feedback we got and
6 concern for public safety and the fire truck access
7 coming down Fourth Avenue, we are proposing to
8 maintain the front curb cut that is located along
9 Front Street, slightly shifting over to the west to
10 the left-hand side and slightly increasing the width
11 to allow for easier access for fire trucks and
12 larger-event vehicles.

13 As we also heard the concern was for larger
14 party buses and events taking guests from the hotel
15 to a wedding, tend to clog up Front Street, we
16 provided more easy access for them to enter the
17 parking lot and maintain a clear road for loading
18 and off-loading guests going to the hotel.

19 The next change is in regards to the
20 landscape. In the first presentation we showed
21 large plantings, you know, probably about five or
22 six-feet tall, that ran around the border of the
23 perimeter of the property, both along Fourth Avenue
24 and on Front Street.

25 Hearing the comments that, the concern of it

1 potentially creating an off-putting or unwelcoming
2 experience for folks coming into the Village, and we
3 quite frankly agree, and we have revised that plan
4 to show a lower profile planting to allow for still
5 some color and textures and depth to the landscape,
6 but not creating a large perimeter along the front,
7 so it maintains a welcoming entrance into the
8 Village.

9 One note, there is existing larger plantings
10 along Fourth Avenue that go along the perimeter of
11 the parking area. We do propose to maintain those
12 in like kind, whether we replace them or are able to
13 keep the ones that are existing. They do create a
14 nice buffer planting for neighbors cross the street
15 on Fourth Avenue, so when cars pull in, the
16 headlights don't go across the street in the
17 evening.

18 The next change is moving into the actual
19 structure. Massing was a large concern that was
20 voiced during the pre-submission meeting back in
21 December. So understand that, I just wanted to
22 review a couple of the metrics that, of what is
23 existing and what we are proposing so there is a
24 clear understanding.

25 Right now, the highest roof line -- let me

1 quickly pivot the slides -- so what is currently
2 existing, at the highest roof point, roof line, is
3 about 27 feet. The roof line that we are proposing
4 in this, what is shown in this rendering, is 29'10".
5 Right now the Building code is a maximum of 35 feet
6 for a two-story structure, so we are doing the best
7 we can to be cognizant of that height and are not
8 just, understanding that it is a third floor, we are
9 trying to maintain under what is the maximum allowed
10 by code for --

11 CHAIRWOMAN HAMMES: Can I ask you a quick
12 question related to that.

13 MR. PRIVES: Yes.

14 CHAIRWOMAN HAMMES: I don't want to throw you
15 off, but when you said that it was 27 feet today,
16 does that include the mechanicals or is that just
17 the roof line?

18 So it's just the ridge line, it's not the
19 mechanicals on the other building? Are the
20 mechanicals on the other building higher than the
21 roof line.

22 MS. CASALE: I don't believe so.

23 CHAIRWOMAN HAMMES: Okay, and what is your
24 plan in terms of -- it looks like your new drawings
25 are getting rid of the mechanicals. Is that true, or

1 are you --

2 MR. PRIVES: So we are in the process of
3 working through what the new mechanical system is
4 going to look like. Obviously with the kitchen, the
5 hood vent is still going to be required.

6 We are maintaining, the reason we went for
7 the lower roof height that is shown now, the 29'10",
8 is to allow for mechanicals, if needed, on top of
9 the roof that will still maintain us underneath the
10 maximum 35' height.

11 CHAIRWOMAN HAMMES: I mean, the reason I'm
12 asking this, is you are probably aware of the prior
13 owner's previous application for expansion, which
14 was put before this Board as well, had a variance
15 request for above 35' because of the mechanicals, so
16 I'm just trying to make sure that we are not going
17 to find out further down the line that we've got a
18 footage variance as well as a third-floor variance.

19 MR. PRIVES: Yeah, got it. I do remember
20 reading that. I was not sure if that was for the
21 railings or for the solar panels, but we are working
22 with our MEP engineer now to make sure we can fit
23 and if there is concern, bring it up.

24 CHAIRWOMAN HAMMES: Okay, I didn't want to
25 forget to ask about that.

1 MR. PRIVES: Sure. Thank you.

2 MR. STOLAR: Can I just follow-up on that?
3 The mechanicals will be on the roof but are you
4 proposing a parapet that will increase the height
5 beyond the 29'10"?

6 MR. PRIVES: The 29'10" accounts for a
7 parapet wall that's the top of the parapet.

8 MR. STOLAR: All right, thank you.

9 MEMBER WALTON: So just, as you are gathering
10 your thoughts, going on to one other question, or
11 just more of a confirmation so I make sure I'm
12 understanding correctly.

13 You said the current height is 27?

14 MR. PRIVES 27'1".

15 MEMBER WALTON: 27'1". But that is just at
16 the peak?

17 MR. PRIVES: Correct, that's the peak of the
18 highest roof line.

19 MEMBER WALTON: But you will be going to a
20 maximum height of 29'10" across the entire --

21 MR. PRIVES: Correct. The third floor, yup.

22 MEMBER WALTON: The third floor.

23 MR. PRIVES: Exactly.

24 So additionally, that covers the heights
25 that we are proposing.

1 Another change that has been made since our
2 previous submission is the third floor is currently,
3 or was setback two feet from the front facade that
4 is the first and second floor. What it shown in this
5 rendering in our revised plans, we were able to push
6 that back an additional two feet, to allow for a
7 four-foot setback from the front to again help
8 lessen the overbearing or massing appeal for folks
9 coming, walking by or driving by, coming into the
10 Village.

11 Additionally, the connecting bridge that
12 runs between what we are calling Building A on the
13 right-hand side and Building B on the left-hand
14 side, we have pushed that bridge back as well, as
15 far as we can, to still maintain coverage for the
16 entrance to the restaurant and the lobby, to
17 maintain some degree of coverage for, you know,
18 inclement weather, but still pushing away from the
19 front facade to lessen the massing appeal there.

20 The windows on the third floor, in the first
21 proposal they were full height, like a sliding
22 door-size windows. We reduced those in size to not
23 make them go all the way to the floor, to again help
24 lessen the mass that it gives off from the street.
25 And there is also some glass railings that were

1 shown on our first proposal along the bridge to
2 create a shield. That has been removed as well as
3 again we feel like anything we can take off might
4 help mitigate the large massing that it may give
5 off.

6 So that's it from the massing standpoint. I
7 can finish up, if there is no immediate questions
8 there.

9 And then the last kind of feature design
10 change that we made was with regards to the windows
11 on the front facade, on the first and second floor.
12 During our first meeting there was a lot of feedback
13 with, you know, tying in more of the historical
14 character that is seen commonly around the Greenport
15 village. So we did add some mullion on to the
16 windows there to again tie in some of that more
17 Victorian styling and architecture.

18 Those are the substantial historical or,
19 sorry, design updates that we made since our first
20 submission. I'm happy to dive deeper into the more
21 design pieces or if there questions following that
22 that the Board would like to discuss?

23 CHAIRWOMAN HAMMES: No, I just want to
24 confirm. So the shiplap batten is only really kind
25 of in the front face, is that correct? And then the

1 upper piece, the third floor is going to have the
2 shingle siding?

3 MR. PRIVES: Correct.

4 CHAIRWOMAN HAMMES: As well as it looks like
5 the back side, on the side of the building?

6 MR. PRIVES: So the shiplap will not go to
7 the third floor. The third floor will be a painted
8 shingle. On the first and second floors on the
9 front facade will be the board and batten, and then
10 wrapping around the left-hand side along the parking
11 lot, that will also be a board and batten. Wrapping
12 around the right-hand side of the property, of the
13 building, that will turn the corner with board and
14 batten, and then transition into a painted shingle
15 to match the third floor.

16 CHAIRWOMAN HAMMES: Are there other things you
17 want to cover or is that --

18 MR. PRIVES: That's it for now, the main
19 talking points. I'm happy to discuss anything else.

20 CHAIRWOMAN HAMMES: Do people have questions
21 or things they want to discuss now or should we have
22 the public come up and then circle back that way?

23 MEMBER WALTON: Public.

24 CHAIRWOMAN HAMMES: Public? Okay. So, if you
25 want to step back. If there is anybody from the

1 public that wants to address this and then we'll
2 circle back.

3 I would ask that anybody that wants to
4 address this application, as I mentioned, state your
5 name and address; if you have any association with
6 the applicant, let us know that; and please keep
7 your comments to less than five minutes.

8 (UNIDENTIFIED AUDIENCE MEMBER): Are there
9 Board plans that we can look at before we make
10 comments? I would like to see elevations. I would
11 like to see a plan.

12 CHAIRWOMAN HAMMES: The plans were all on --
13 whatever we have is on the Village website and the
14 Planning Board agenda materials.

15 Does anybody have any comments from the
16 public?

17 MR. NOONE: I have a letter, actually.

18 CHAIRWOMAN HAMMES: I'll get to that in a
19 minute.

20 MS. WADE: Randy Wade, Sixth Street,
21 Greenport.

22 None of the boards are a plan, in plan,
23 right?

24 MR. PRIVES: No, they are just renderings.
25 There's a floor plan.

1 MS. WADE: (Perusing).

2 CHAIRWOMAN HAMMES: Randy, if you have
3 comments, you need to make the comments. This is
4 not the time to be reviewing them. This is all
5 available on the website.

6 MS. WADE: Is it going to be possible to
7 e-mail comments later --

8 CHAIRWOMAN HAMMES: You'll have ten days after
9 the closing of this pre-submission, assuming we'll
10 likely close it today.

11 MS. WADE: Okay, thanks. I just want to say I
12 like the verbal, what I heard, there was a nice
13 attempt. So I want to let everyone know. Thanks.

14 CHAIRWOMAN HAMMES: Anybody else from the
15 public that cares to address the Board on this
16 application?

17 (No response).

18 Going once? Going twice? That's it.

19 All right, Board members, any questions on the
20 materials that have been provided or presented?

21 (No response).

22 Nothing from you?

23 MEMBER WALTON: I don't think I have anything
24 additional. We raised questions, thoughts, in the
25 last, you know, in the last meeting. I don't

1 believe that I have anything additional other than
2 the one comment, that was the one question that I
3 had.

4 I do continue to be concerned about the mass
5 even though I very much appreciate your efforts to
6 reduce that, and to pull back, you know, to provide
7 that additional setback. But I do continue to have
8 that concern.

9 MEMBER CREEDON: I have some comments for our
10 discussion, but not particularly questions.

11 Do you want to hear comments now?

12 CHAIRWOMAN HAMMES: Okay. I mean, if there's
13 anything you want to make -- yeah. And just to be
14 clear, I mean, whatever is said here will ultimately
15 be digested and put into the pre-submission report
16 that we respond to you. But it will probably take
17 the full 45 days for that report to get to you.

18 You know, I'm happy for the Board members to
19 provide you some of the thoughts that will likely be
20 reflected in that report, speaking about it now.

21 So, go ahead, Dan.

22 MR. PRIVES: That would be great.

23 MEMBER CREEDON: So I want to start by saying
24 I appreciate, I was kind of struck by the attempt to
25 incorporate some of the things that were said at the

1 last meeting, the landscaping, fire safety, the curb
2 cut, different things like that. So I did appreciate
3 that.

4 But I, and I want to say that because I don't
5 want to seem very negative, but I did have a
6 professor when I was an undergraduate, he just said,
7 that the discussion begins where you differ, not
8 where you agree. So I have a few things.

9 You sent us a bunch of pictures of various
10 buildings, and higher buildings to compare to. And
11 one of them that I found very disingenuous was a
12 picture of the school. It's much higher. It's on a
13 much bigger property. It's set much further back,
14 and it serves over 700 people -- 650 or so kids and
15 then all the staff. So I found that to be
16 disingenuous. I just wanted to say that.

17 And also with respect to the, along the same
18 lines of setback, this picture that you have is a
19 very nice building, but even you had to come up
20 Fourth Avenue. This was not taken from Front
21 Street.

22 You can see that we are up, you had to get
23 some distance. This is pretty big looking if you
24 are up close. And it was something -- and I can't
25 remember your name, I apologize.

1 MS. CASALE: Irina Casale.

2 MEMBER CREEDON: Okay. Something you said
3 struck me, but I was not sure why until I was home.
4 And that was that you have a lot of experience with
5 coastal buildings and coastal communities. And this
6 reflects that. But to me it looks like the coastal
7 community of Hyannis, Massachusetts on Cape Cod, or
8 someplace in Westhampton Beach or Southampton.

9 Greenport is much tinier. I don't really see
10 this kind of siding in Greenport. We are mostly
11 clapboard and wood shakes. And it says on your
12 proposal here, bringing in familiar materials,
13 colors and textures that are commonly seen around
14 Greenport. I don't think that's the case with this
15 rendering.

16 The north fork is a maritime community. It's
17 not a beach community like these others. I really
18 don't believe people come here to go to the beach.
19 They come here to go to restaurants, wineries, to
20 shop in town. But we don't have the big, expansive
21 sandy beaches. We have some nice beaches that
22 people go to. But it's a maritime community. And
23 to my mind this building is too big and it's the
24 wrong materials.

25 We are a much tinier village. I mean, in

1 those places, Westhampton, Sag Harbor, you have very
2 wide main streets, parking on both sides. And here
3 it's a two-lane road, no shoulder, curb, no parking
4 on either side. It's very narrow. It's tight. And
5 this is very large.

6 I don't really want to talk about the parking
7 too much. I know you have to get a variance for
8 that, you might not get it, I don't know.

9 So there are some solutions that I think that
10 you could employ, some low-tech, some a little bit
11 higher tech. I don't see any evidence that you are
12 thinking of doing any of that. Maybe you are. But
13 you have not presented it.

14 And that's it for me.

15 MR. PRIVES: I can shed some light and give
16 some response to the points.

17 I think first thing, the reason we showed the
18 school was not as out of an idea of, you know, if
19 they can have it why can't we. It was more of a,
20 during the first pre-submission meeting, there was a
21 lot of feedback of this is the first building you
22 see when you enter the Village, and it's very large.

23 So I think the intent for showing the high
24 school --

25 MEMBER CREEDON: Not to interrupt, but I'm

1 going to do it anyway. They are outside of the
2 Village. They are not in the Village. They are not
3 subject to anything anybody in the Village says.
4 And I don't believe that they are subject to Town
5 zoning either. They have to get everything approved
6 by the State Ed Department.

7 MR. PRIVES: So it was more of a reference
8 point of like other structures that you see coming
9 in, and not coming from a sense of, well, if they
10 can do it, why can't we. It was just more of a
11 reference point.

12 And I'm sure everyone here is more familiar
13 with that building than I am.

14 MEMBER CREEDON: It's a beautiful building.

15 MR. PRIVES: It's very beautiful. And again,
16 it's just used as a reference point of a visual of
17 other larger structures that are in there but not to
18 be used as, you know, if they can have it why can't
19 we. By any means. So --

20 MS. CASALE: Irina Casale, from Workshop APD.
21 I think additionally when we were here on Wednesday,
22 discussing with the HPC, this building actually got
23 brought up by the Board as a great example for us to
24 look to because it was built in a similar time as
25 the original Greenporter Hotel.

1 CHAIRWOMAN HAMMES: I don't think it was,
2 actually. Because the Greenporter Hotel was built in
3 1957 and I think the school -- I shouldn't, you
4 know, again, the Historic Board will have their
5 views. But I actually think the school is much older
6 than the Greenporter.

7 MS. CASALE: Okay, I think they had mentioned
8 some details that were similar between the two. So
9 it just kind of, again, is all I'm saying. That,
10 and 503 Front Street, are both more just from that
11 approach.

12 MEMBER CREEDON: Which one is 503?

13 MS. CASALE: It's this one. (Displaying).

14 It's this one. Another hotel. I was going to
15 say the Bartlett House.

16 CHAIRWOMAN HAMMES: I know, it's called the
17 Bartlett House, too. You can tell how old people
18 are, to recall things around here. It's like the Pan
19 Am building.

20 MR. PRIVES: And then I can comment on, with
21 regard to the design materials and that you
22 mentioned are not common around here.

23 MEMBER CREEDON: I didn't say unheard of, I
24 said not common.

25 MR. PRIVES: Yes. So I have been rummaging around

1 The Greenporter Hotel. We came across a photo of the
2 original hotel that was built when, it was built in
3 1957, and it's a really unique, charming building. And
4 as that structure has iterated over the years and gone
5 through renovations, has evolved in a similar capacity,
6 and then with the addition of the new structure that was
7 built in a similar vein that this structure was, I think
8 a part of it was none of it really related to perhaps
9 the typical, historical architecture materiality that is
10 used commonly for the Village.

11 So what our design intent and thought process here
12 is still mainly honoring the historical kind of
13 uniqueness of the architecture of this structure, but
14 trying to find commonality of the textures and materials
15 that are used throughout the Village.

16 And I understand the board and batten may stray
17 from that, and the pan shingles, but just for context I
18 think it's more of the cedar materials and the colors
19 that it will show as it ages will tie into, you know,
20 the cedar shingles that are commonly seen around the
21 Village like that.

22 Again, so just to give some additional
23 context of where the design, the thought, came from,
24 and honoring the uniqueness that this structure is
25 and has been in the Village and carrying that into

1 its next phase.

2 MEMBER CREEDON: Thank you.

3 CHAIRWOMAN HAMMES: So I would just, I mean I
4 don't really have anything to add that my colleagues
5 haven't. I appreciate everything that you've said
6 about the architecture, and there is part of me that
7 greatly likes the esthetics of this building, but I
8 still struggle with the appropriateness of it in the
9 Village. And I get that what is there is sui
10 generis as well. And so it's just something that
11 this Board is going to continue to think about.

12 I think that a few years back, and it's
13 available on the Village website, I don't know if
14 you guys have looked at it or not, there was a Phase
15 One study done of the historical buildings in the
16 Village. It's in the materials under the Historic
17 Board's site. And I know the Village Trustees are
18 working to actually get more work done on that
19 front. It may be that we may try to bring that
20 consultant in to provide some advice to us as we
21 move through this process because of the unique
22 nature of this particular property.

23 But you should be aware that while I think
24 all of us think that there is a place for that
25 style, we are still, I don't think any of us are

1 convinced that it's necessarily the right style for
2 there.

3 I'm not saying that we're not going to get
4 there, I'm just saying, as you can tell, it's still
5 a concern. And I also appreciate the changes you've
6 made, I appreciate the additional two feet on the
7 massing. But I walk over, I don't live in that
8 area, I live up that way, but I walk over there
9 regularly, and I have been routinely kind of
10 stopping and looking at that building from different
11 aspects, and, you know, it's hard when it's not
12 built to envision it, but it's still something that
13 I, back when the last applicant that came before and
14 I was the only person on the Board then, was
15 struggling with the massing. We never got to the
16 point of approving it or not approving because it
17 dropped off after the variances. But that is
18 something that I think this Board is also going to
19 continue to kind of have to think through because --
20 you know, your materials are correct. But
21 height-wise, there are a lot of precedence for what
22 you want to do height-wise. But none of those
23 buildings I think have quite the width and overall
24 bulk to them.

25 And so it's not just the height, right. If

1 it was just one of the buildings and it was that
2 height, that would be one thing. It's two buildings
3 being connected together into what effectively
4 almost now looks like one really big building,
5 right, even though there is the entrance way.

6 So those are the kind of things I think that
7 we are still working through, talking to our
8 consultants about, and wanting to continue to work
9 with you as we go through this process.

10 Parking, we have not talked about it tonight,
11 but as you know, that's a big item for this Village.
12 There is a lot going on over by where you are. Just
13 to keep in mind, the ferry re-que process is going
14 on. The synagogue is across the street on Fridays,
15 the Jitney turns down Fourth Street. And so I know
16 you are working on your -- traffic study LKMA has
17 put together a traffic scope that will be included
18 in our memo to you in terms of what we are going to
19 be looking for.

20 We are ultimately going to review and our
21 consultant how we layer into that ferry re-que
22 because that's not going to be in existence. So we
23 are going to all need to do some thinking about how
24 we deal with that in terms of thinking about the
25 overall impact on the traffic flow in that part of

1 town.

2 So those are the really -- I thought your
3 materials were generally very helpful. I think that
4 the steps that you've made are helpful, but I think
5 that this is still a big project. And I recognize
6 that the school is before it as you come into Town,
7 but it's still kind of as you are getting into the
8 density of what is a commercial district a
9 significant piece of property.

10 And so that's what I have. Anybody else have
11 anything else they want to add? Otherwise I'll just
12 talk about process.

13 MEMBER WALTON: No. I was going to circle
14 back, but you've covered everything I was going to.

15 CHAIRWOMAN HAMMES: Okay, so, in terms of next
16 steps, as I've already made the point, you provided
17 us all the materials that are required under
18 150-31(b) of the code. I think unless you would
19 prefer to keep this open for some reason, that we'll
20 propose to close the pre-submission conference at
21 this time.

22 I note that the opportunity for public
23 comment in writing will remain open for ten more
24 days, so anyone from the public that has additional
25 comments in respect of this application -- oh, I

1 forgot. Sorry.

2 Mike does have one letter to read. Now,
3 before you read that, I just want to caveat. There
4 is one letter we got from the public that needs to
5 be read into the record.

6 This letter was sent in respect of both your
7 application and 200 Main. The 200 Main
8 pre-submission --

9 MR. NOONE: I've redacted --

10 CHAIRWOMAN HAMMES: Okay. The 200 Main
11 pre-submission has been closed. We are not taking
12 anymore public comment on that.

13 MR. NOONE: There are two comments specific
14 to 200 Main that I've redacted.

15 CHAIRWOMAN HAMMES: Okay. I just wanted to
16 make clear that that is not part of the record for
17 200 Main at this point.

18 So, before I close the pre-submission, we'll
19 have this read into the record.

20 MR. NOONE: So this is a letter from Stacey
21 Tesseyman and Patsy Roth. We live at 512 Second
22 Street in Greenport. Unfortunately we are unable to
23 attend tonight's meeting. We would like, however,
24 to share our objection to the size, height and
25 parking issues associated with the two hotels on

1 tonight's agenda.

2 This relates to the renovations of The
3 Greenporter. We ask that you prioritize both the
4 experience of residents trying to find a parking
5 spot in Town, to simply live a life during the
6 summer season (things like having to run into the
7 pharmacy for a prescription and not being able to
8 park), and also the experience of the visitor whose
9 first impression of our Village would be a large
10 block structure at the entry to Front Street (an
11 enlarged Greenporter).

12 These would be irreversible and impactful
13 changes to the scale of our Village.

14 We do not understand how a hotel could even
15 fathom submitting an application that does not
16 include adequate parking of their guests. Perhaps if
17 they shared their profits with the Village for the
18 increase in their guest revenue this might make
19 sense -- oh, no, wait, we probably wouldn't like it
20 even then. Thank you, for listening. Much
21 appreciated. Best, Stacey Tesseyman and Patsy Roth.

22 CHAIRWOMAN HAMMES: All right, so we are then
23 going to go ahead and close. In a moment I'll make
24 a motion, but just assuming that we close the pull
25 hearing today, comments would need to be received by

1 no later than close of business on March 11th for
2 this Board to take them into consideration from the
3 public as part of this application.

4 There will be additional public hearings when
5 we get to a final and complete application from the
6 applicant.

7 Following the closing of this hearing the
8 Planning Board will provide a report to the
9 applicant by no later than April 15th, providing our
10 feedback and comments with respect to the proposal.

11 The applicant will then need to put together
12 a final and complete application within six months
13 for consideration by this Board.

14 I would note that this Board will not be able
15 to take any final actions on such an application
16 until any required variances have been obtained by
17 the applicant and encourage the applicant to work
18 with the Village to coordinate those processes.

19 With all that being said, I make a motion to
20 close the pre-submission conference for the
21 application of Dillon Prives on behalf of 326 Front
22 Street Properties, LLC, relating to the property
23 located at 326 Front Street, doing business as The
24 Greenporter Hotel, also located at SCTM#
25 1001-4-8-29,30,31.

1 Do I have a second?

2 MEMBER WALTON: Second.

3 CHAIRWOMAN HAMMES: All those in favor?

4 (ALL AYES).

5 Motion passes.

6 Thank you, very much. We look forward to
7 working with you.

8 MR. PRIVES: Thank you, very much.

9 CHAIRWOMAN HAMMES: And we'll do the report as
10 soon as we can, but reasonably it may in fact be
11 closer to April 15th.

12 MR. PRIVES: Understood.

13 CHAIRWOMAN HAMMES: We would rather get as
14 much good input to you as we can.

15 MR. PRIVES: Absolutely.

16 CHAIRWOMAN HAMMES: Okay?

17 MR. PRIVES: If I have more granular,
18 specific questions from like a procedure standpoint,
19 can we --

20 CHAIRWOMAN HAMMES: It's best to direct them
21 to Mike who will direct them to the right person,
22 whether it's Brian or the Village Administrator or
23 myself, or Frances, who is kind of going to be
24 acting as Chair for the next --

25 MR. PRIVES: All right, thank you, very much.

1 CHAIRWOMAN HAMMES: All right, any other
2 Planning Board business any member cares to raise at
3 this time?

4 MEMBER CREEDON: Just when are we scheduling
5 the next meeting? When are we scheduled to meet?

6 CHAIRWOMAN HAMMES: We are scheduled to meet
7 March 22nd.

8 MR. NOONE: March 22nd is scheduled.

9 CHAIRWOMAN HAMMES: We'll need to have that
10 meeting because there is likely to be some
11 entertainment permits on that night.

12 MR. NOONE: We already have, yes.

13 CHAIRWOMAN HAMMES: So then the final, I
14 skipped, but the final one is discussion and
15 possible motion to approve the pre-submission report
16 for the site plan application and conditional use
17 for HF2 Hotel Owner LLC.

18 I would ask all the Board members to confirm
19 that they've read and signed off on the final
20 version of that pre-submission report, which was
21 circulated yesterday, I believe.

22 MEMBER WALTON: Yes.

23 MEMBER CREEDON: Yes.

24 MEMBER BUCHANAN: Yes.

25 CHAIRWOMAN HAMMES: Can I ask everybody, I

1 make a motion that we release that report to the
2 applicant. Do I have a second?

3 MEMBER BUCHANAN: Second.

4 CHAIRWOMAN HAMMES: All those in favor?

5 (ALL AYES).

6 MR. STOLAR: And part of that motion is
7 approving --

8 CHAIRWOMAN HAMMES: And approving it, yes. So
9 that will get sent to the applicant tonight,
10 hopefully.

11 MR. NOONE: It's going to be sent to the
12 applicant as soon as I leave, and it will be on the
13 website.

14 CHAIRWOMAN HAMMES: And then it will be posted
15 to the website on Monday for anybody from the public
16 who cares to read it.

17 Okay, with that, I make a motion to adjourn.
18 Do I have a second?

19 MEMBER WALTON: Second.

20 CHAIRWOMAN HAMMES: All those in favor?

21 (ALL AYES).

22 CHAIRWOMAN HAMMES: Thank you, to the public.

23 (The time noted is 4:51 p.m.)
24
25

1 C E R T I F I C A T I O N

2

3

4 STATE OF NEW YORK)

5) SS:

6 COUNTY OF SUFFOLK)

7

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

10 THAT the within transcript is a true record
11 of the proceedings taken on March 1st, 2024.

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

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

17

18

19

20

21

22

23 Wayne Galante
24 WAYNE GALANTE

24

25