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**Board of Trustees
Village of Greenport
Special Work Session Meeting
Third Street Fire Station
Third and South Streets
Greenport, NY 11944**

Thursday, August 8, 2024, at 6:00 p.m.

MOTION TO OPEN MEETING

PLEDGE OF ALLEGIANCE

BOARD OF TRUSTEES – Resolutions

RESOLUTION # 08-2024-1

Motion to schedule a Public Hearing on August 22, 2024 regarding Proposed Local Law, Chapter 89 entitled Loitering and Obscene Public Conduct.

BOARD DISCUSSION

1. Short Term Rentals
2. Update on housing crisis, Governor's office visit and Southold Town Zoning Update – Mayor Stuessi
3. Discuss converting all R1 to R2 in the Village of Greenport
4. Third floor bonus housing proposal in CR from code committee
5. ADU language from code committee

PUBLIC COMMENT

PROPOSED LOCAL LAW

**Chapter 89
LOITERING AND OBSCENE PUBLIC CONDUCT**

§ 89-1. Loitering prohibited.

§ 89-2. Definitions.

§ 89-3. Public urination prohibited.

§ 89-4. Public defecation prohibited.

§ 89-5. Penalties for offenses.

§ 89-1. Loitering prohibited.

No person shall loiter in any way upon any street or in any public place in the Village of Greenport.

§ 89-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

LOITERING — Encompasses one or more of the following acts:

- A. Obstructing, molesting or interfering with any person lawfully upon the street, sidewalk, park or other public place.
- B. Remaining in a public place for the purpose of annoying or harassing any person lawfully upon any street, sidewalk, park or other public place.

PUBLIC PLACE — Any place to which the public is invited, including the quasi-public area in front of or adjacent to or within any store, shop, restaurant, bar, luncheonette or other place of business, and also any parking lots or other private or public property not owned by or under the dominion of the person charged with a violation of this chapter.

§ 89-3. Public urination prohibited.

No person shall urinate in any public place, other than within restroom facilities, or in public view within the Village of Greenport.

§ 89-4. Public defecation prohibited.

No person shall defecate in any public place, other than within restroom facilities, or in public view within the Village of Greenport.

§ 89-5. Penalties for offenses.

- A. Any person who shall violate § 89-1 of this chapter shall be guilty of a violation and be subject to a fine of not more than \$250 and/or a period of incarceration not to exceed 15 days.
- B. A violation of § 89-3 or 89-4 of this chapter shall be guilty of a violation and be subject to a fine of not less than \$250 nor more than \$1,000 and/or a period of incarceration not to exceed 15 days.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|------------------------------------|--|
| Proposed Bill 4 of 2024 | | | |
| Name of Action or Project: Adoption of law prohibiting loitering obscene public conduct | | | |
| Project Location (describe, and attach a location map): Entire Village | | | |
| Brief Description of Proposed Action: Proposed local law prohibiting loitering and obscene public conduct within the Village of Greenport. | | | |
| Name of Applicant or Sponsor: Board of Trustees, Village of Greenport | | Telephone: 631-477-0248 | |
| | | E-Mail: chall@greenportvillage.org | |
| Address: 236 Third Street | | | |
| City/PO: Greenport | | State: NY | Zip Code: 11944 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input checked="" type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ n/a acres | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | NO | YES | N/A |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? N/A If Yes, identify: _____ | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: N/A | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: N/A | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | |

Overlay Housing District Proposal

Overview

A housing shortage in Greenport is having significant effects on the economic, social and recreational health of the village. Business owners are having trouble finding employees, even for the quieter fall and winter months. Workers in the essential institutions of the village—hospital, school and shipyard—must endure lengthy commutes that reduce efficiency and energy. The excess of demand over supply has driven prices for both renting and owning to unaffordable levels, even for comfortable middle-class residents.

To address these problems the code committee, guided by other small-town experience and the agreement, in principle, of the Village Board of Trustees, recommends a multi-pronged strategy—support for housing in the commercial as well as residential districts, the provision of several different types of housing and accommodations for residents of varying ages and incomes.

The Overlay District

Zoning reform that includes an overlay district for the CR&CG district could provide incentives for mixed-use development that brings senior citizen and workforce housing downtown. Currently anticipated are several applications for mixed retail and multi-dwelling units that would add vibrancy to the walkable village. In a proposal under consideration by the code committee the overlay district would cover all of the CR except for the south side of Front Street (3rd to Main) and the west side of Main Street south of Front Street.

Core features

In May 2024 the Village Board indicated general support for the following primary features of the new district:

*Third story (35 feet) becomes a permitted use, updating code sections 150-9(A) and 150-17.

*Co-ops or condos are permitted for both market-rate and affordable units, for renters or owners.

*In both new-build and expansion projects, at least 50% of the residential square footage of the building must be used for affordable units—accessible to households with 80% of the area median income or less.

*Affordable units must remain affordable in perpetuity, with resale restricted to the base price plus appreciation and inflation of the area median income.

*Apartments in multi-unit buildings are to be not less than 350 square feet on any floor.

*Renters and owners in multi-unit buildings must be domiciled in Greenport. Preference for affordable units will be given to local residents and workers.

Important details

Under discussion in the code committee are a number of issues implicated by consideration of the core features of the district, as follows:

*One parking spot per apartment would be required in new-build projects; no requirement for expansions.

*Monthly payments for affordable units, whether rental or purchase, shall not exceed 30% of household income.

*Affordable units may be rented out only to households with 80% of the area median income or less and may be sold only to households with 120% of the area median income or less.