

JULY 2025

Planning Board Survey *Topline Findings*



Agenda

- 1 Overview of Research and Findings
- 2 Mixed-Use Development
- 3 Accessory Dwelling Units
- 4 Vacant Property
- 5 Administrative Approval of New Construction
- 6 Parking

Overview

Goals

The Planning Board fielded a survey in June 2025 to understand how our community thinks about issues related to commercial and residential vibrancy in The Village. The information we gain from this survey will help inform our decision making, ensuring that we represent the interests of our constituents.



Methodology

- Open for responses from June 10th to June 30th
- Available for completion online and in print
- 500 postcards and flyers distributed throughout the Village
- Noticed in Village Newsletter, Village Website, Planning Board and Board of Trustee Meetings
- 177 completed surveys
- 95% confidence level, 2% margin of error

Topics

- Affordable housing
- Mixed use zoning in the downtown commercial district
(commercial ground-floor with residential upper floors)
- Accessory Dwelling Units (ADUs)
- Administrative approval of new construction
- Commercial and residential property vacancy
- Parking in the downtown commercial district

Residency

Open to anyone to complete, responses were analyzed based on residency

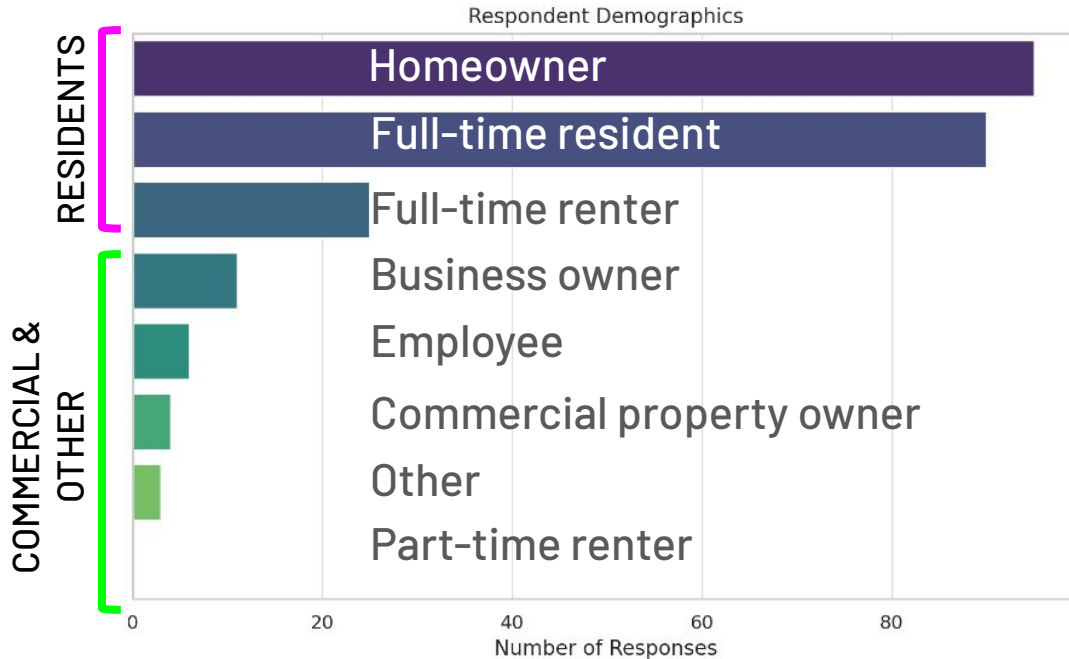
RESIDENTS

- Homeowner
- Full-time resident
- Full-time renter

COMMERCIAL & OTHER

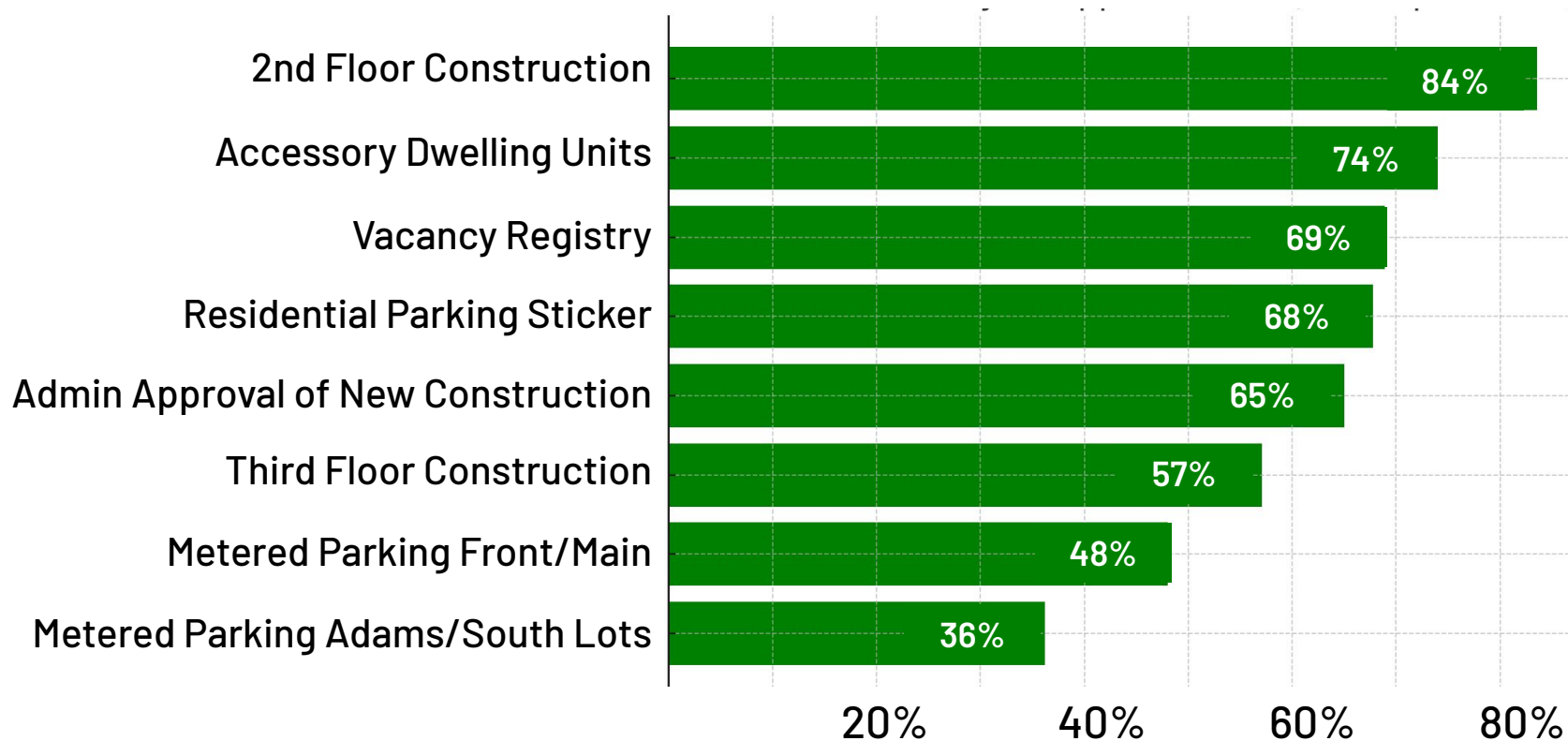
- Commercial property owner
- Business owner
- Employee of a Village business
- Other

Survey Responders: Primarily Full-Time Residents

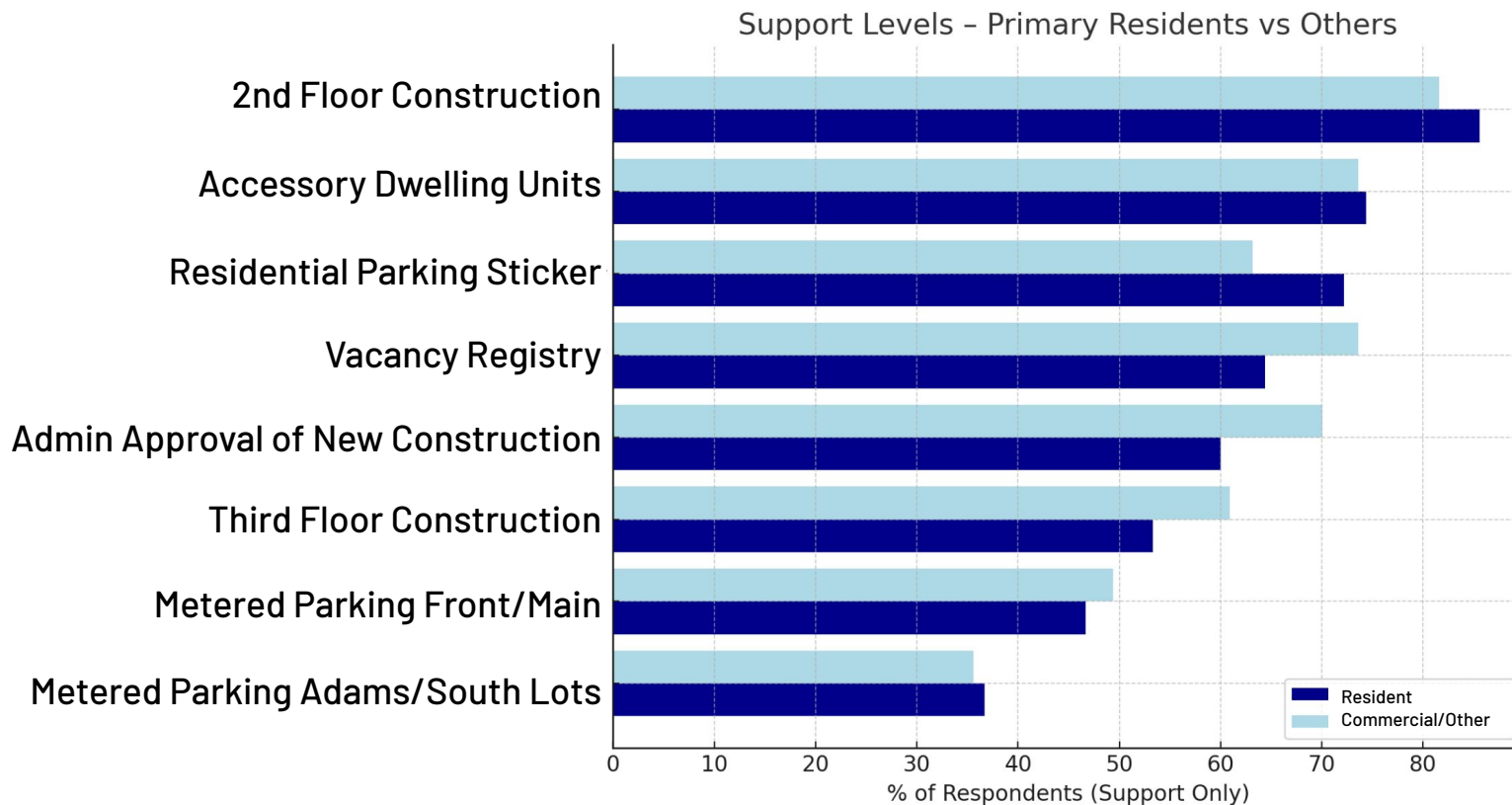


The survey primarily reflects the views of residents who live and/or own homes in the village, as more responded than other who characterized themselves as commercial stakeholders, residents outside of Greenport or part-time renters.

Executive Summary (support: all respondents)



Support by Residency

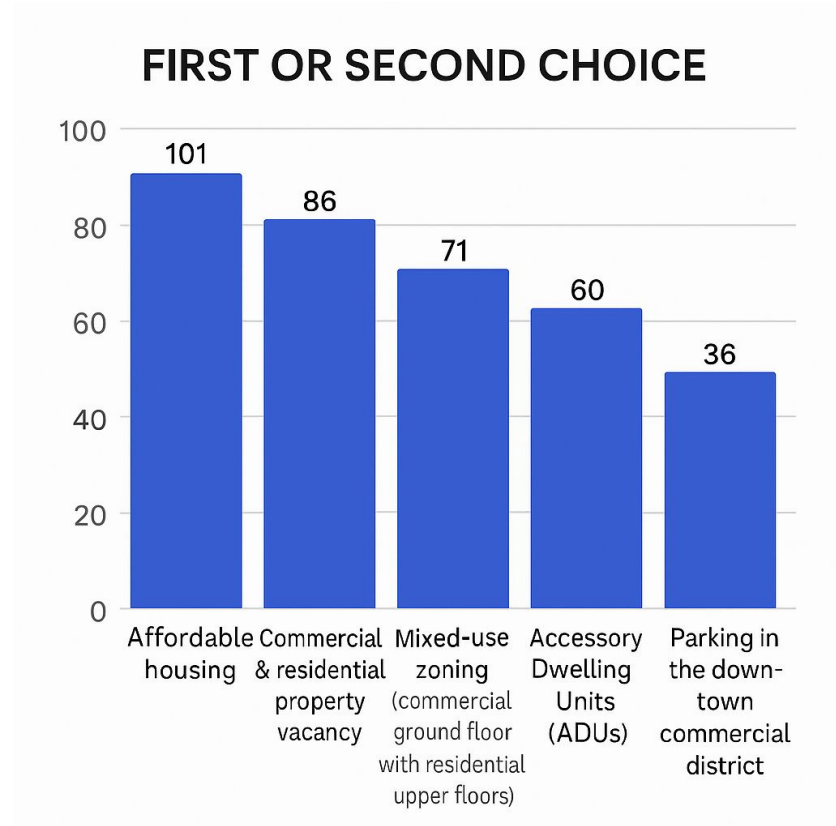


Issues of Importance

Affordable housing, property vacancy, mixed use zoning and ADUs all rank as important, in that order.

While a residential parking sticker program is desired, there is lower support for metered parking without that.

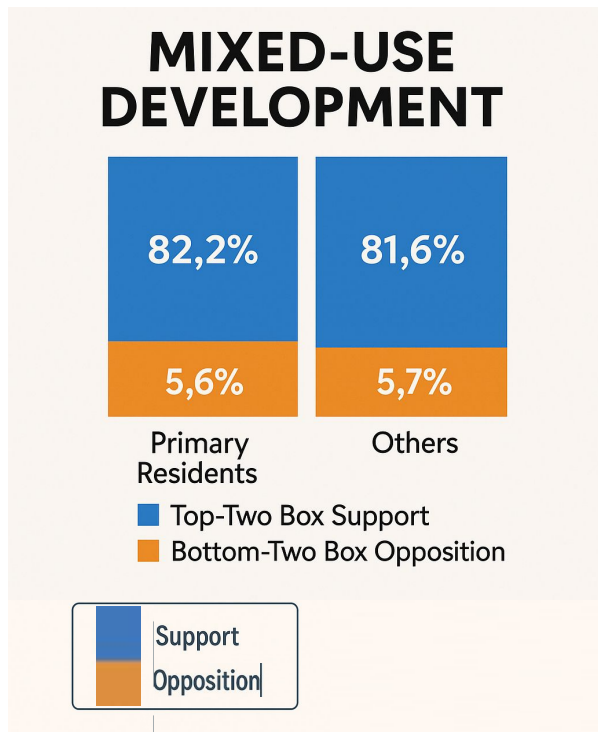
NOTE: Results are consistent across all respondents.



Findings

Mixed-Use Development

Most In Favor of Mixed-use Development

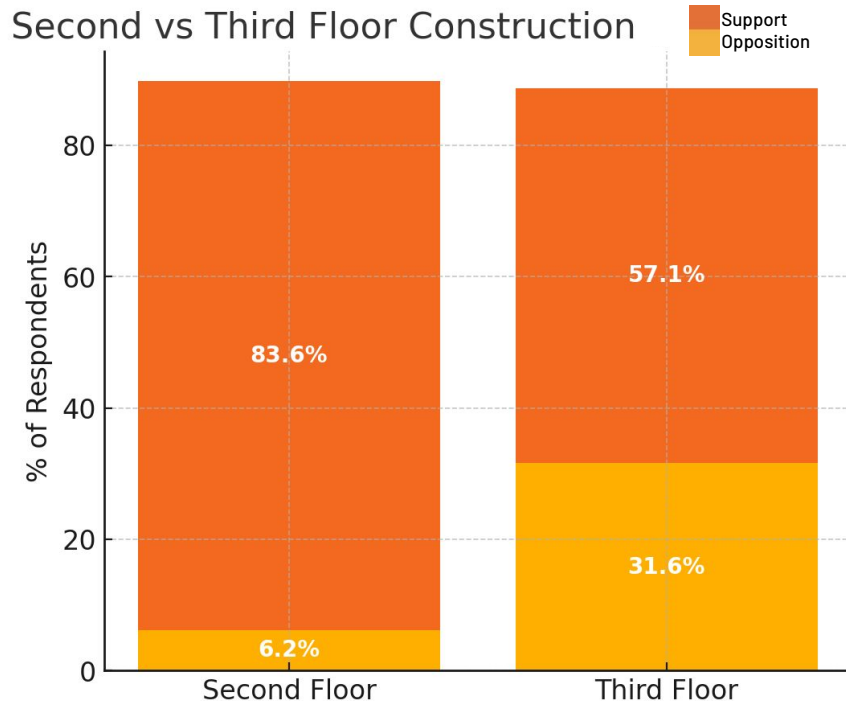


Most favor mixed-use development in the downtown commercial district to allow for 2nd and 3rd floor residences above 1st floor commercial spaces.

NOTE: Residents include homeowners, full-time residents and full-time renters

Support for 2nd & 3rd story development

There is support for adding both 2nd or 3rd stories to properties in the downtown commercial district to accommodate housing.



NOTE: Response from all respondents combined

Community Feedback: Mixed Use Development

- Affordability
- Maintain community and architectural character
- Only full-time residential
- Need to consider parking
- Limit third floor construction to avoid massing/density

“We should be encouraging creative development that aids more affordable housing options while also providing enhanced opportunities for entrepreneurship.”

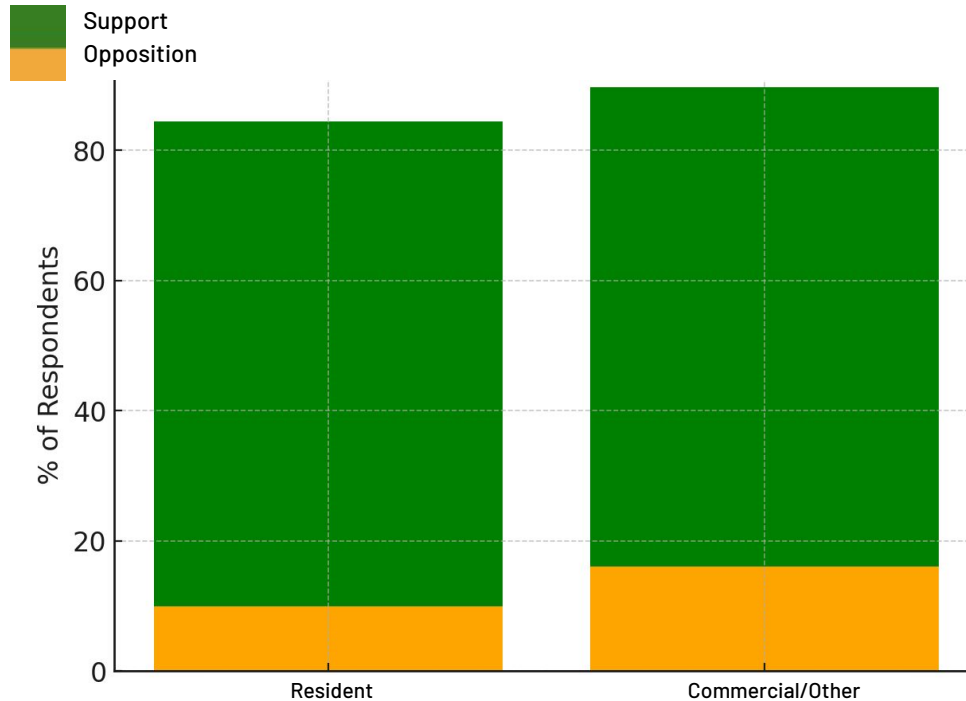
“The long term goal should be to make Greenport affordable for people to live and work here without long commutes. So either affordable housing or some ratio of affordable/market rate.”

“Mixed-use developments greatly increase the vibrancy of a neighborhood”

Findings

Accessory Dwelling Units

Most favor Accessory Dwelling Units



There is strong support among all who were surveyed for permitting ADUs.

NOTE: Residents include homeowners, full-time residents and full-time renters

Community Feedback: ADUs

- Either principal building or ADU owner occupied (preference for owner occupied principal building)
- Strong preference for some affordability limitation(s)
- No short-term rental on property
- No more than a total of 2 units on property (i.e if 2 family already exists then no ADU)
- Consider setback requirements and height restrictions
- Code compliance (both Village and NY State Building Code)

Community Feedback: ADUs

“Some of us are desperate to live and would quit literally take anything so I think the more options you give us the more we can thrive and exist in our home town. As long as it’s affordable and maybe offered to the younger generation first because we require less compared to a family or ill bodied person. We also have lower standards of where we live because we are just grateful to have a roof over our head”

“The building should stay within character of the neighborhood, with 1 dedicated parking spot”

“Focus program on repurposing existing accessory structures (rather than new construction) and grandfather size and siting on the property”

“In favor for family use. Not in favor for use to rent out. Our housing issue should be solved by increasing density downtown- not in our residential areas.”

Community Feedback: ADUs

“Allowing and thoughtfully regulating ADUs in Greenport is a smart, community-beneficial policy.

ADUs can increase long-term rental inventory without requiring large-scale development, and fit within existing neighborhood scale and aesthetics of the community.

ADU's should require a permit process, and require owner to reside on-site, in either the main home or the ADU. All setbacks and height requirements should be in line with current village zoning. ADU's should be in line with the style of the primary residence.

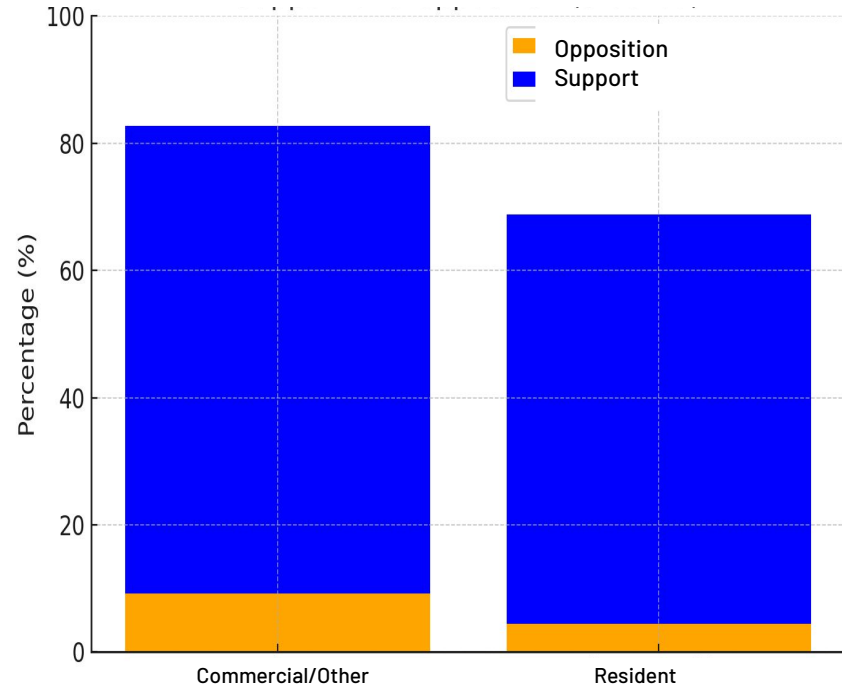
We should prohibit ADUs as short term rentals, in order to prioritize affordable long term housing”

Findings

Vacant Property

Vacant Property Registry

All are strongly in favor of requiring a vacant property registry.



NOTE: Primary Residents include homeowners, full-time residents and full-time renters

Community Feedback: Vacancy

- Empty, unoccupied and/or closed for more than an extended (12 mo) period should be subject to a vacancy registry
- Houses or property not used, not maintained or abandoned should be on the registry
- Some question the purpose of a registry

“If a property is not maintained, is vacant, or is not contributing to the health and vibrancy of the town, it should be registered and taxed”

“Businesses that are obviously not open (even if they do so for one day of the year)”

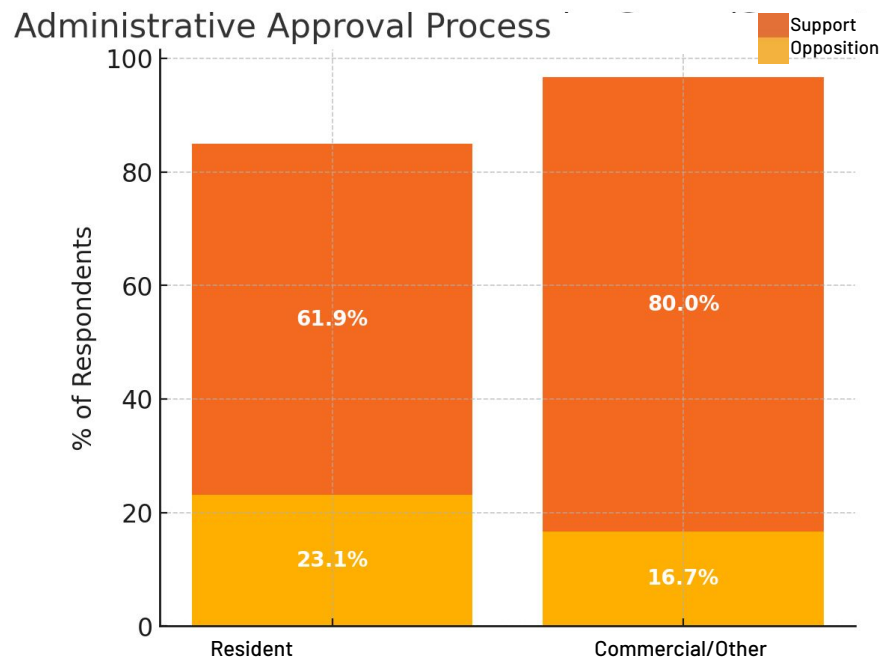
“There is an alarming amount of vacant commercial space in the village and it's clear they are making zero effort to fill the space. The arcade building and ice house come to mind.”

Findings

Administrative Approval Process

Administrative Approval for New Construction

There is strong support among all survey respondents for an administrative approval process (design or planning board review) for new residential construction or a project that substantially replaces an existing home (excluding minor changes such as additions, renovations, or remodels that retain the existing structure.)



NOTE: Residents include homeowners, full-time residents and full-time renters

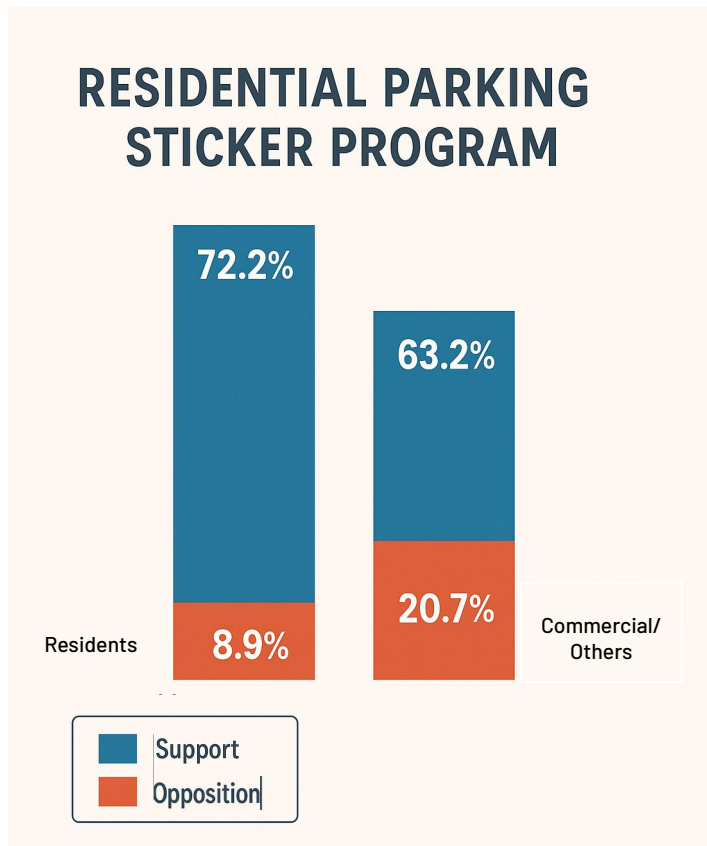
Community Feedback: Administrative Approval

- Concern about new builds
- Conformity to rigid historic standards are considered by some onerous or overreaching
- Establishing the entire Village as historic may undermine the actual properties that are historic

Findings

PARKING

Residential Parking Sticker Program



There is strong support for a residential parking sticker program that includes all residents in the Hamlet of Greenport.

There is no significant change in response if a fee is charged for the program.

NOTE: Residents include homeowners, full-time residents and full-time renters

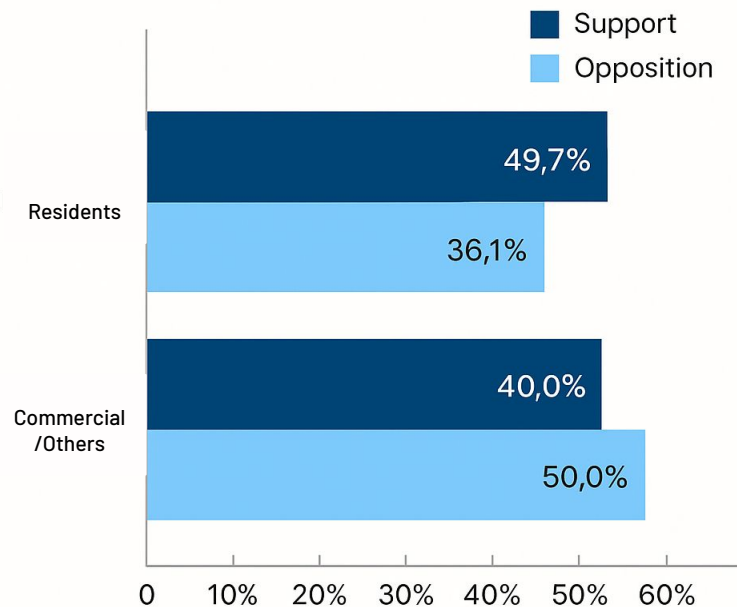
Metered Parking

There is a desire for resident exemption from metered parking.

Metered parking brings in revenue that offsets increases in property taxes.

Primary Residents are more supportive of metered parking on Main and Front Streets compared to Others, who are more polarized on the topic.

Metered Parking (Front & Main Streets)

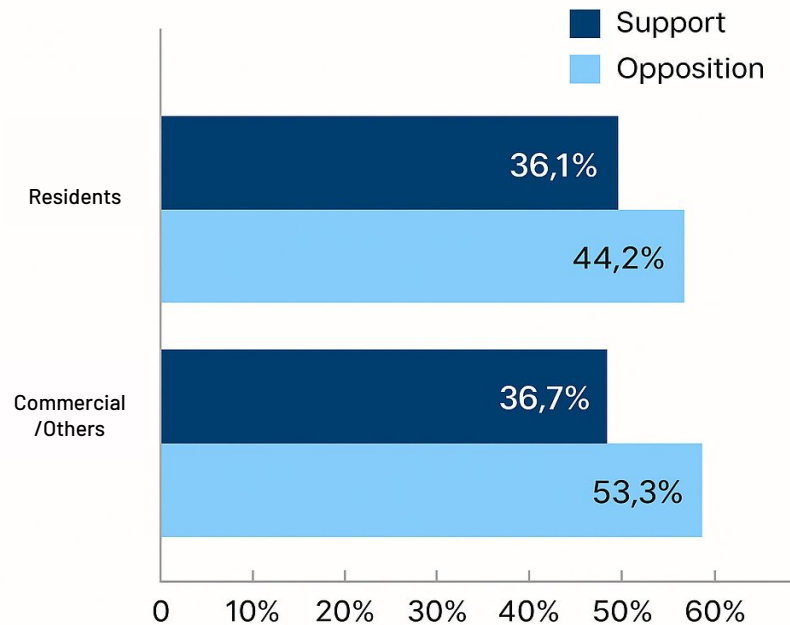


NOTE: Residents include homeowners, full-time residents and full-time renters

Metered Parking

Neither Primary Residents nor Others show strong support of metered parking in the Adams and South Street lots.

Metered Parking (Adams & South Street Lots)



NOTE: Residents include homeowners, full-time residents and full-time renters

Community Feedback: Meters

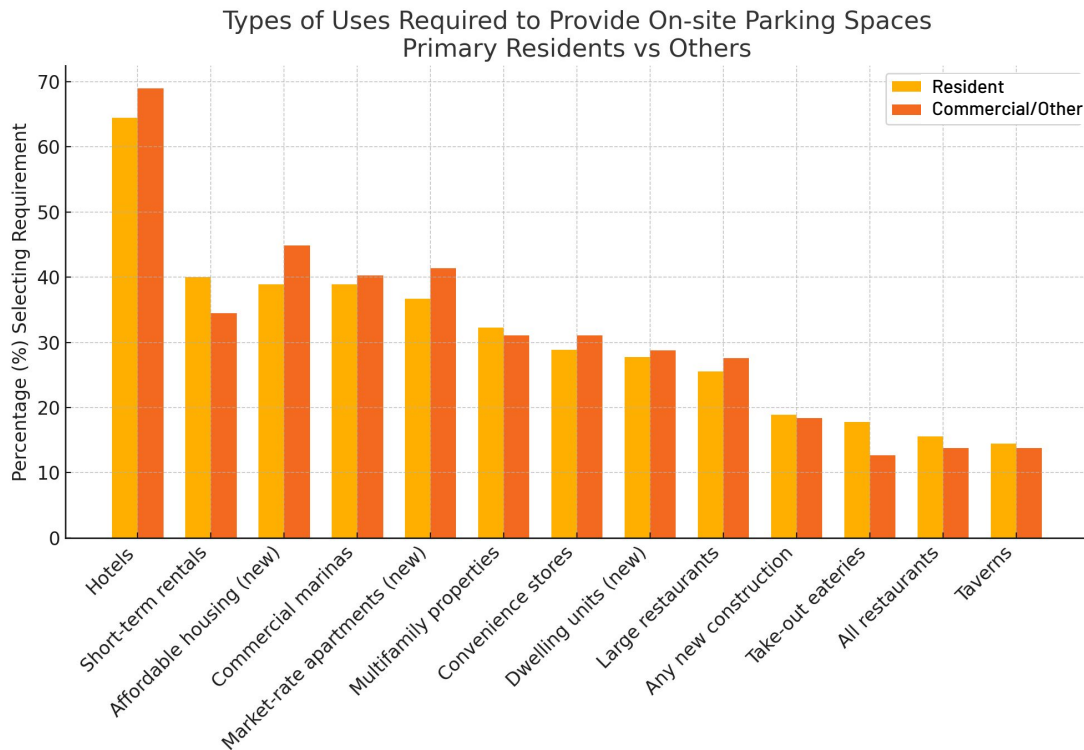
- Enforcement
- Limit meters “summer” months and peak hours
- Exceptions for residents, first responders, persons with limited mobility or disability, and employees of businesses in Village
- Include some time limited (i.e. 15/30 minutes) meters

“Greenport residents should receive parking permits for public parking on streets and in the lots on Adams, South Street and especially at the train station. All others should use meters.”

“Summer daytime hours should be metered in commercial district.”

“Metered parking during summer months and allow resident free or discounted fee for short stays (i.e. 1 to 2 hours, particularly as relates to IGA, laundromat, pharmacy areas).”

On-Site Parking Requirements



Most are in favor or requiring hotels to provide on-site parking.

There is some, but less support for requiring parking of restaurants or taverns.

NOTE: Residents include homeowners, full-time residents and full-time renters

Community Feedback: Parking Requirements

“None! Keep it a walking village. The Village should build more public parking”

“There should be a required fee for properties that have no room for parking, to be used for transportation such as a local jitney.”

“The Village is an urban-styled grid. Parking lots and spaces are the lowest and worst use of our limited landspace.”

Please share you
thoughts, questions
and feedback!

Email:

mnoone@greenportvillage.org

