



**VILLAGE OF GREENPORT – PLANNING OUR FUTURE
JUNE 2025 PLANNING BOARD SURVEY
YOUR OPINION MATTERS!**

Greenport Village is a special place, beloved by residents and visitors alike. Preserving our past and planning a vibrant future takes a village and so the Village of Greenport Planning Board is interested in your opinions with respect to future development (both commercial and residential) in the Village.

This 8-page survey will take between 15-20 minutes to complete and is submitted completely anonymously. You may submit your physical, paper copy to the Village Clerk at Village Hall. An online version is available and accessed via this QR Code →



Survey responses may be submitted by or before Monday, June 30th at 4:30pm. Thank you for taking the time to share your thoughts.

THE SURVEY

Section 1: About You

1. Property/Residency

Please **select** all that apply: I am...

- ☐ A business owner in the Village of Greenport
- ☐ An owner of commercial property in the Village of Greenport
- ☐ An employee of a business operating in the Village of Greenport
- ☐ A homeowner in the Village of Greenport
- ☐ A full-time (12 months of the year) renter in the Village of Greenport
- ☐ A part-time (less than 12 months of the year) renter in the Village of Greenport
- ☐ A full-time resident in the Village of Greenport (meaning that your Greenport address is used for all of the following purposes: tax, identification, and voting)
- ☐ Other: please specify _____

2. Issues of importance: Please **rank order** (from 1 to 5 with 1 being more important and 5 being less important) the topics that you believe we must address as a community to shape a vibrant future for the Village of Greenport.

- ☐ Commercial and residential property vacancy
- ☐ Accessory Dwelling Units (ADUs)
- ☐ Parking in the downtown commercial district
- ☐ Mixed use zoning (commercial ground-floor with residential 2nd/3rd floor) in the downtown commercial district
- ☐ Affordable housing

3. Community Engagement: The Board of Trustees, Zoning Board of Appeals and Planning Board hold public meetings. Thinking back across the past 12 months, how many, if any, of these meetings have you attended in person, via live stream or viewed/replayed on the Village website? **Select one**

- ☐ None
- ☐ 1-2
- ☐ 3-5
- ☐ 6 or more

4. Community Engagement: In an effort to increase community engagement in **Planning Board meetings**, please indicate the day and time that would be most convenient for you to attend Planning Board meetings. **Select two**

- ☐ Monday 4pm
- ☐ Monday 6pm
- ☐ Tuesday 4pm
- ☐ Tuesday 6pm
- ☐ Wednesday 4pm
- ☐ Wednesday 6pm
- ☐ Friday 4pm
- ☐ Friday 6pm
- ☐ Saturday 10am

Section 2: Parking

5. Please indicate your **level of satisfaction** with parking availability in the downtown district of the Village of Greenport during the months from May to October. On a scale of 1 to 5, **select one** where 1 is “very dissatisfied”, 3 is “indifferent”, and 5 is “very satisfied.” **circle one**

1 2 3 4 5

Please **indicate your support or opposition** to each of the following questions based on a scale of 1 to 5 where 1 is “strongly opposed”, 3 is “indifferent”, and 5 is “strongly in favor”

6. Please indicate your **support or opposition** for metered parking on Front and Main Streets in the downtown district of the Village (i.e. below Center Street and up to Third Street): **select one**

1 2 3 4 5

7. Please rank your **support or opposition** for metered parking in the parking lots located on Adams Street and North Street: **select one**

1 2 3 4 5

8. Please specify any **conditions** or **exceptions** you would like to see apply if metered parking applied to the parking lots located on Adams Street/North Street. These might include hours, days, times of the year, specified lots, exceptions for certain time-limited parking spots, etc.

Please **indicate your support or opposition** to each of the following questions based on a scale of 1 to 5 where 1 is “strongly opposed”, 3 is “indifferent”, and 5 is “strongly in favor”

9. Please indicate your **support or opposition** for a residential only parking program in the Village of Greenport where residents and businesses of Greenport would be entitled to parking stickers permitting them to park in resident parking only areas, including on streets such as Carpenter Street, Bay Avenue and Central Avenue, and in one or more specified parking lots: **select one**

1

2

3

4

5

10. Please specify any **conditions** or **exceptions** you would like to see apply to any residential parking program in the Village

11. If the Village were to adopt a residential only parking program, please indicate by selecting all those whom you believe should be entitled to receive a “resident” sticker permitting them to park in resident only parking areas. **Select as many as apply:**

- ☐ Residents of the Village of Greenport
- ☐ Residents in the 11944 zip code (all of Greenport)
- ☐ Residents of East Marion/Orient
- ☐ Residents of the Town of Southold

12. Does your answer to the above question change if a fee is charged for non-Village residents to obtain a “resident” sticker that permits parking in resident parking only areas? **select one**

- ☐ Yes
- ☐ No
- ☐ Unsure/maybe

13. The Village of Greenport currently requires residents and business owners to provide on-site parking in certain instances. Applicable provisions can be found in Section 150-12 and 150-16 of the Village Code available on the Village Website or at Village Hall. Please indicate the types of uses you believe should be required to provide on-site parking spaces. **Select all that apply.**

- ☐ New construction of “affordable/workforce” housing in the Village (required to be rented only on a 12-month basis and subject to certain income limitations.)
- ☐ New construction of market-rate apartments in the downtown commercial district
- ☐ New construction of dwelling units (primary or accessory) in the residential district
- ☐ Existing accessory dwelling units in residential districts
- ☐ Properties used as short-term rentals
- ☐ Multifamily properties (i.e. properties with more than 2 housing units)
- ☐ Commercial marinas adjacent to residential districts (i.e. marinas that are not limited to the sole use of the owner and family members but rather to make slips available to the general public at a cost.)
- ☐ Hotels
- ☐ Convenience stores
- ☐ Eating and drinking establishments primarily focused on “take out” or delivery, such as delis, bakeries, pizza places etc.
- ☐ Eating and drinking establishments that are above a certain specified size or occupancy
- ☐ Eating and drinking establishments that have a “tavern” license (i.e. those that are not full restaurant service in nature)
- ☐ All eating and drinking establishments
- ☐ Any new construction (regardless of proposed use) in the downtown commercial district
- ☐ As determined to be appropriate on a case-by-case basis by the Planning Board in connection with site plan and conditional use approval

☐ Other: please specify

Section 3: Vacant Property

14. Vacancy Registry Do you support or oppose the adoption of a vacancy registry that would apply to vacant or abandoned properties, *both commercial and residential*, in the Village of Greenport. Select one based on a scale of 1 to 5 where 1 is “strongly opposed”, 3 is “indifferent”, and 5 is “strongly in favor.” **select one**

1 2 3 4 5

15. Please specify any criteria you think should require a property or space to be placed on a vacancy registry

Section 4: Housing

Please **indicate your support or opposition** to each of the following questions based on a scale of 1 to 5 where 1 is “strongly opposed”, 3 is “indifferent”, and 5 is “strongly in favor”

16. Please indicate your **level of support or opposition** for “mixed-use development” in the downtown commercial district. This suggests allowing for the creation or construction of apartments on second and third floors of buildings in the downtown district in addition to the commercial spaces on the first floor: **select one**

1 2 3 4 5

Please **indicate your support or opposition** to each of the following questions based on a scale of 1 to 5 where 1 is “strongly opposed”, 3 is “indifferent”, and 5 is “strongly in favor”

- 17.** Please indicate your **level of support or opposition** for permitting second floor construction in the downtown commercial district for purposes of building apartments: **select one**

1 2 3 4 5

- 18.** Please indicate your **level of support or opposition** for permitting third floor construction in the downtown commercial district for purposes of building apartments: **select one**

1 2 3 4 5

- 19.** Please specify any **conditions** you would like to see apply to the mixed-use development (combinations of commercial first floor and residential upper floors) in the downtown commercial district

- 20.** Please indicate your **level of support or opposition** (on a scale of 1 to 5 where 1 is “strongly opposed”, 3 is “indifferent”, and 5 is “strongly in favor”) for permitting “accessory dwelling units” (i.e. the use of accessory structures such as garages and barns for dwelling purposes either by an owner, family member or tenant) in residential districts of the Village of Greenport. **select one**

1 2 3 4 5

21. Please specify any **conditions** you would like to see apply to the development or use of accessory structures as accessory dwelling units in the residential districts of the Village. These may include but are not limited to affordability, owner-occupied main building, set back requirements, height requirements, long-term vs short-term rental, etc.

Please **indicate your support or opposition** to each of the following questions based on a scale of 1 to 5 with 1 being “strongly opposed”, 3 being “indifferent”, and 5 being “strongly favor”:

22. Please indicate your **level of support or opposition** for requiring a public or administrative approval process (such as design review or planning board review) for new residential construction — meaning the construction of entirely new homes or projects that substantially replace an existing home. This is not intended to apply to minor changes such as additions, renovations, or remodels that retain the existing structure. **Select one.**

1 2 3 4 5

23. Please provide any additional **comments or thoughts** you would like the Village of Greenport’s Planning Board to take into account in respect of future development (both commercial and residential) in the Village:
