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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
-----x
PLANNING BOARD
WORK SESSION & REGULAR MEETING
-----x

September 29, 2022

4:00 p.m. - Station One Firehouse
236 3rd Street
Greenport, NY 11944

B E F O R E:

- PATRICIA HAMMES - MEMBER (*ACTING CHAIR*)
- LILY DOUGHERTY-JOHNSON - MEMBER
- JACK REARDON - MEMBER

A B S E N T:

- WALTER FOOTE - CHAIRMAN
- PATRICK BRENNAN - MEMBER

ALSO IN ATTENDANCE:

- PAUL PALLAS - VILLAGE ADMINISTRATOR
- TINA ZILNICKI - CLERK OF THE BOARDS

1 *(*The meeting was called to order at 4:05 p.m. *)*

2 ACTING CHAIR HAMMES: Okay. I'm going to
3 call this Work Session/Regular Meeting to order.
4 This is the Planning Board, September 29th, 2022,
5 Work Session/Regular meeting for the month of
6 September.

7 The first item (*Item No. 1*) is a motion to
8 accept and approve the minutes of the August
9 25th, 2022 Planning Board Work Session and
10 Regular Meeting. Do I have a second?

11 MEMBER DOUGHERTY-JOHNSON: Second.

12 ACTING CHAIR HAMMES: All those in favor?

13 MEMBER BUCHANAN: Aye.

14 MEMBER DOUGHERTY-JOHNSON: Aye.

15 ACTING CHAIR HAMMES: Aye. (*Minutes*
16 *Approved - VOTE: 3/0/0/2 - Absent: Chairman*
17 *Walter Foote & Member Patrick Brennan*)

18 The next agenda item is *Item No. 2* which is
19 a motion to schedule the next Planning Board Work
20 Session & Regular Meeting for 4 p.m. on October
21 27th, 2022. Do I have a second?

22 MEMBER DOUGHERTY-JOHNSON: Second.

23 ACTING CHAIR HAMMES: All those in favor?

24 MEMBER BUCHANAN: Aye.

25 MEMBER DOUGHERTY-JOHNSON: Aye.

1 ACTING CHAIR HAMMES: Aye. (*Meeting*
2 *scheduled - VOTE: 3/0/0/2 - Absent: Chairman*
3 *Walter Foote & Member Patrick Brennan*)

4 The next item is *Item No. 3 relating to 117*
5 *Main Street. This is a public hearing regarding*
6 *the site plan application for Encanto Crepes,*
7 *LLC, represented by Gustavo Acero. The applicant*
8 *proposes to continue a conditional use of a food*
9 *service establishment. This is located at*
10 *Suffolk County Tax Map No. 1001-5.-4-35.2.*

11 I know that based on our last -- the
12 applicant is here, I take it.

13 GUSTAVO ACERO: I'm right here.

14 ACTING CHAIR HAMMES: I know based on the
15 last meeting we had on this, the planning
16 consultant had submitted some questions which I
17 believe we have received answers to.

18 GUSTAVO ACERO: Uh-huh.

19 ACTING CHAIR HAMMES: As well as we have
20 the seating plan and the like. I assume that
21 there's nobody here from the public, based on
22 whome in the room that wants to speak; if that's
23 not the case, let me know.

24 Do either of you have questions or
25 follow-ups? I think, Lily, you had some

1 questions about garbage.

2 MEMBER DOUGHERTY-JOHNSON: I just want to
3 know where the dumpster garbage is going to go,
4 or garbage is going to go.

5 GUSTAVO ACERO: I'm sorry?

6 MEMBER DOUGHERTY-JOHNSON: I just want to
7 know where garbage is going to go. Because I
8 know that there's no area --

9 GUSTAVO ACERO: They go --

10 STENOGRAPHER MAHONEY: I'm sorry; can you
11 please go to the microphone?

12 GUSTAVO ACERO: Oh, sorry.

13 ACTING CHAIR HAMMES: Yeah, if you could
14 come up and say your name for the record and
15 identify yourself, that would be great.

16 GUSTAVO ACERO: Yes. Gustavo Acero from
17 Encanto. Yeah, so in front of the store there is
18 no garbage. There is one in front of the closest
19 one and we have our own garbage in the interior,
20 since it's a casual service meaning very limited
21 seating. That's what we do have. The garbage,
22 we take care of all our own disposal.

23 MEMBER DOUGHERTY-JOHNSON: I guess I meant
24 like for the kitchen, like the garbage that
25 you're creating, not customers.

1 GUSTAVO ACERO: Oh, not customers.

2 MEMBER DOUGHERTY-JOHNSON: Yeah.

3 GUSTAVO ACERO: Okay. So, basically what
4 we are doing with the kitchen, we're not really
5 cooking in the kitchen, we're just only prepping
6 in the kitchen. So, it's -- we have a garbage in
7 the back and we take care of it.

8 ACTING CHAIR HAMMES: But is the garbage
9 inside in the back or is it out -- because as
10 I --

11 GUSTAVO ACERO: It's inside. Based on the
12 area on the plans for our kitchen, it's a large
13 enough area and, yeah, we do have garbage in the
14 back.

15 MEMBER DOUGHERTY-JOHNSON: So inside.

16 GUSTAVO ACERO: Inside.

17 ACTING CHAIR HAMMES: And then your plan, I
18 guess, will be to take it out every day. I mean,
19 you have -- are you contracted for somebody to
20 pick it up or are you --

21 GUSTAVO ACERO: We'll do it ourselves.

22 ACTING CHAIR HAMMES: All right. Anything
23 else or a follow-up?

24 MEMBER DOUGHERTY-JOHNSON: *(Shook head no.)*

25 ACTING CHAIR HAMMES: Shawn, do you have

1 anything on that?

2 MEMBER BUCHANAN: *(Shook head no)*.

3 ACTING CHAIR HAMMES: Okay. I assume that
4 you're going to -- you have the 12 seats indoors,
5 but you're not -- will there also be crepes to-go
6 or --

7 GUSTAVO ACERO: They will be mostly crepes
8 to-go. There is limited seating, 12 chairs.
9 Very similar -- it's like cafe-style service, so
10 it's -- yeah, 12 seats and it's mostly to-go. So
11 everything is to-go, mostly.

12 ACTING CHAIR HAMMES: Okay. But people
13 have to come inside to order.

14 GUSTAVO ACERO: To order, yes.

15 ACTING CHAIR HAMMES: Right? There's no --

16 GUSTAVO ACERO: They order from the counter
17 and they take out.

18 ACTING CHAIR HAMMES: All right. Well,
19 there's nobody here from -- I guess there's no
20 more comments from the public, so I guess we can
21 close the public hearing. If I have a second on
22 that?

23 MEMBER DOUGHERTY-JOHNSON: Second.

24 ACTING CHAIR HAMMES: All those in favor?

25 MEMBER BUCHANAN: Aye.

1 MEMBER DOUGHERTY-JOHNSON: Aye.

2 ACTING CHAIR HAMMES: Aye. (*Public Hearing*
3 *Closed - VOTE: 3/0/0/2 - Absent: Chairman Walter*
4 *Foote & Member Patrick Brennan*)

5 And then I guess we can vote on whether or
6 not to approve this, unless there's any -- does
7 anybody have anything else they want to say?

8 (*No Response*)

9 Okay. So, do I -- I guess the vote is to
10 approve the site plan application for Encanto
11 Crepes, LLC, represented by Gustavo Acero,
12 Suffolk County Tax Map No. 1001-5.-4-35.2.
13 Do I have a second?

14 MEMBER DOUGHERTY-JOHNSON: Second.

15 ACTING CHAIR HAMMES: All those in favor?

16 MEMBER BUCHANAN: Aye.

17 ACTING CHAIR HAMMES: Aye.

18 MEMBER DOUGHERTY-JOHNSON: Aye.

19 (*Application Approved - VOTE: 3/0/0/2 - Absent:*
20 *Chairman Walter Foote & Member Patrick Brennan*)

21 GUSTAVO ACERO: Thank you.

22 ACTING CHAIR HAMMES: The next item on the
23 agenda is (*Item No. 4*) a *Pre-Submission*
24 *Conference regarding the site plan application*
25 *submitted by Elyse Merrifield for a change in*

1 *name and tenancy of the leased retail space at 15*
2 *Front Street, which is currently Popsicle & Finn,*
3 *to Salt & Sea. This property is located in the*
4 *WC District. There are no changes to the*
5 *existing site plan. It is Suffolk County Tax Map*
6 *No. 1001-5-4-31.1.*

7 I believe the applicant is here; if you
8 wouldn't mind coming up and stating your name for
9 the record.

10 ELYSE MERRIFIELD: Hello. My name is Elyse
11 Merrifield and I submitted the application for 15
12 Front Street.

13 I was recently co-owner of Popsicle & Finn
14 and my business partner wanted to move to
15 Cutchogue, so Popsicle & Finn is on the move and
16 I would like to open Salt & Sea in the existing
17 location. Pretty much, I'm going to be the same
18 thing, just I'm the sole owner and a different
19 name.

20 ACTING CHAIR HAMMES: Okay. I don't know
21 if anybody has questions. We're going to have --
22 just so you know, unfortunately, you know, we
23 have to schedule this for a public hearing before
24 we can approve it.

25 ELYSE MERRIFIELD: Okay. How does that

1 work?

2 ACTING CHAIR HAMMES: We'll just schedule
3 it; we'll have a vote to schedule it, but we'll
4 probably schedule it for next -- for the October
5 meeting.

6 ELYSE MERRIFIELD: Okay.

7 ACTING CHAIR HAMMES: And then depending
8 on, you know, if there's any comments or whatever
9 at that, we would have a vote at that point. I
10 don't -- do you have any questions about this
11 application?

12 MEMBER DOUGHERTY-JOHNSON: No.

13 ACTING CHAIR HAMMES: I mean, we just got
14 it, but I -- it seems fairly clear cut to me.
15 So, I guess I would propose to schedule this for
16 a public hearing at the October meeting. Do I
17 have second?

18 MEMBER DOUGHERTY-JOHNSON: Second.

19 ACTING CHAIR HAMMES: All those in favor?

20 MEMBER BUCHANAN: Aye.

21 MEMBER DOUGHERTY-JOHNSON: Aye.

22 ACTING CHAIR HAMMES: Aye. (*Public Hearing*
23 *Scheduled - VOTE: 3/0/0/2 - Absent: Chairman*
24 *Walter Foote & Member Patrick Brennan*).

25 Okay?

1 ELYSE MERRIFIELD: Thank you.

2 ADMINISTRATOR PALLAS: Just a question for
3 for the Board. I have not sent this to the
4 Planning consultant given that there was
5 literally no changes on the interior. It's up to
6 you folks if you want me to get their input.
7 Again, there's no changes, it was approved as is.

8 ACTING CHAIR HAMMES: I think given that
9 she was half owner -- I mean, my view of this is
10 that given that she was half owner of the
11 original establishment and, really, it seems like
12 it's going to be the same store, I think we're
13 fine without that.

14 I would note that going forward I think --
15 my view, and obviously this would be subject to
16 whoever ultimately is the Chair as well as the
17 rest of the Board -- on conditional uses we will
18 want to get a full site plan from people. I
19 don't think we need to require that for this
20 particular application at this time given that
21 it's essentially the continuation of a business,
22 but it's just something to keep in mind going
23 forward.

24 ADMINISTRATOR PALLAS: Yeah, the plan
25 that's in there is what was approved.

1 ACTING CHAIR HAMMES: Okay.

2 ADMINISTRATOR PALLAS: If that's sufficient
3 then --

4 ACTING CHAIR HAMMES: That's fine for this
5 one. I'm just saying going forward I think we
6 want to make sure that we're complying with what
7 the Code requires.

8 ADMINISTRATOR PALLAS: Okay.

9 ACTING CHAIR HAMMES: Okay? All right,
10 thank you.

11 ELYSE MERRIFIELD: Thank you.

12 ACTING CHAIR HAMMES: All right. So, the
13 last item, which we have such a big crowd here to
14 address and discuss, is *(Item No. 5) a discussion*
15 *regarding a proposed Local Law referral from the*
16 *Village Board of Trustees*. And this relates to a
17 Local Law that is -- that was, I guess, put up
18 for a public hearing last week by the Trustees
19 regarding the changing in the Zoning District of
20 certain properties located in the WC Waterfront
21 Commercial District to the CR Retail Commercial
22 District as well as in the R-1 and R-2
23 Residential Zoning Districts.

24 I would also note that in addition to the
25 rezoning, the draft that was provided also

1 provided amendments to the Zoning Code relating
2 to some changes in the C -- kind of a CR
3 Residential Overlay Zone of accessory apartments.

4 I guess -- while we didn't receive, as we
5 did last time, an official request for comment,
6 my understanding is that the submission was
7 intended to start the clock running on the Code
8 requirements that the Planning Board have the --
9 you know, provides input, I guess, within 45 days
10 of their next regularly scheduled meeting which
11 would mean that we would need to provide
12 comments, if any, to the Trustees I believe by,
13 you know, December -- no, November -- November
14 15th, so after the October meeting.

15 So, I thought it would behoove us to have a
16 conversation about this today. And then, I
17 guess, since the lawyer isn't here, I will
18 undertake to draft something up for people to
19 take a look at and turn around. Yes?

20 ADMINISTRATOR PALLAS: I apologize. I did
21 have a conversation with the attorney, he is
22 monitoring the meeting.

23 ACTING CHAIR HAMMES: Okay.

24 ADMINISTRATOR PALLAS: And I had mentioned
25 to him that he would like to be requested to do

1 what you just asked.

2 ACTING CHAIR HAMMES: Okay.

3 ADMINISTRATOR PALLAS: So he is aware that
4 he may be tasked to do that.

5 ACTING CHAIR HAMMES: Okay. But ask for
6 something that we can -- in writing that we can
7 discuss for the October meeting with the goal of
8 finalizing it at the October meeting for
9 submission to the Board.

10 I note that Patrick, who could not be at
11 the meeting tonight, sent us a copy of a letter
12 that he had sent in to the Trustees last week as
13 comments serving as his kind of input with
14 respect to this topic, and I genuinely was in
15 agreement with a lot of the points expressed in
16 his letter.

17 I guess the points that I had, and then
18 obviously I'd be interested in, Lily and Shawn,
19 your input on this. I generally think that the
20 rezoning is premature and it really shouldn't be
21 done. I think in line with what Patrick says, it
22 should be done kind of more as a comprehensive
23 look at the uses that are permitted in the
24 various zones.

25 I have some concerns about rezoning and

1 then subsequently trying to change the zones,
2 that doesn't seem to really be the right order
3 from my perspective. And I think that there are
4 a number of permitted and conditional uses in the
5 CR that you might want to reconsider with respect
6 to that area.

7 In particular, I think -- I would question
8 whether it's appropriate to take -- you know, to
9 have hotels and motels and even eating and
10 drinking establishments permitted as-of-right in
11 that area downtown, I'm just talking about the WC
12 rezoning right now. And there may be other
13 things that are in the CR like gasoline service
14 stations, mortuary funeral parlors, printing
15 establishments that I don't think we would
16 necessarily want on the water-side of the street.

17 So, to me it seems that we need to really
18 take a comprehensive look at the uses and decide
19 what's appropriate there and I think that that
20 would be the right first step.

21 Similarly, with respect to the rezoning of
22 certain WC properties to R-1 and R-2, I mean, I
23 had understood that one of the reasons that got
24 thrown in was because there was a view at the
25 Trustees that if they were going to rezone the WC

1 to CR because it was consistent that they should
 2 also look at other WC properties and rezone them
 3 if it made sense. It was not clear to me, by the
 4 ones that they picked out, why -- I mean, I
 5 understood that those looked like they're in an
 6 R-1 or an R-2 but, for instance, I believe like
 7 there's the two Phillips houses on Atlantic but
 8 there are some other properties on Atlantic that
 9 weren't included in that rezone, so that didn't
 10 make sense to me. And frankly, all of the
 11 condominium complexes are in Waterfront
 12 Commercial. So, I just didn't understand the
 13 logic behind that.

14 And frankly, with respect to the two
 15 Phillips properties, it seems to me that even
 16 though they're separate properties, they're
 17 adjacent and effectively part of -- potentially
 18 part of the whole Alice's Fish Market area. So
 19 to rezone those to WC doesn't necessarily make a
 20 lot of sense to me.

21 On the accessory apartment units, I was --
 22 I personally was generally in favor of that, but
 23 I felt like that there were a couple of things.
 24 One, I would have thought that they could -- the
 25 minimum and maximum could have been -- the

1 minimum could have been slightly smaller, say 375
2 square feet, the maximum maybe up to a thousand.
3 I didn't think parking should be required given
4 that that basically can't be. As we know, those
5 buildings are all land marked, there's no place
6 to put the parking.

7 I didn't know why site plan would be --
8 approval would be required since it's already
9 expressly not required for accessory apartments
10 in the CR District.

11 And with respect to the requirement that
12 they provide kind of year-round housing and have
13 a lease that shows that, I think that the lease
14 terms should also be required not to allow for a
15 sublease for less than a period of say six months
16 or the remainder of the term of the lease,
17 because I don't think you'd want somebody from
18 the City coming out and taking a year-round lease
19 and then basically short-term letting it under
20 the lease.

21 So those were my initial thoughts, I guess,
22 in conjunction with Patrick's. I don't know,
23 Lily, Sean, if you have any other thoughts?
24 Otherwise, I can, you know, send these and
25 Patrick's to Rob and ask him to start putting

1 something in writing.

2 MEMBER DOUGHERTY-JOHNSON: I mean, I guess
3 my -- my only thing, I think it's sort of been
4 said by people, is that it just seems unclear
5 what -- it seems like the Board was talking about
6 too many restaurants and saving the waterfront
7 and parking, and then this doesn't, to me, seem
8 to address any of those and possibly make them
9 worse.

10 ACTING CHAIR HAMMES: Right.

11 MEMBER DOUGHERTY-JOHNSON: So.

12 ACTING CHAIR HAMMES: Yeah. I mean, I
13 think, as I pointed out in my individual capacity
14 at last week's meeting, if you did this rezoning
15 as it's proposed and you never got around to
16 changing the uses, there are properties like the
17 movie theatre or the very large building that's
18 on the corner of Main and Front on -- I guess
19 it's on the southwest corner, which right now
20 provides a lot of apartment housing for full-time
21 residents that could be converted into hotels
22 as-of-right, that's really problematic to me and
23 not in line with, I think, what a lot of the
24 discussions and a lot of the issues that have
25 been raised recently. So, I had some real, real

1 concerns on that.

2 I guess with respect to the -- this is kind
3 of a separate point but I had been planning on
4 raising it. I think we'll have to probably wait
5 to discuss it further in October because I think
6 we need to have more than maybe the three of us
7 to make this decision, including the Chair.

8 The Zoning Code, while -- you know, the
9 Zoning Code provides -- an amendment to the
10 Zoning Code obviously have to be passed by the
11 Board of Trustees. But they do -- it does
12 contemplate that the Planning Board can make
13 suggestions for amendments, and I would like
14 to -- I personally would be willing to spend the
15 time to add back in on a regular monthly basis
16 our Work Session. So we would go back to having
17 two sessions and to undertake over kind of the
18 next couple month or two, after we have this next
19 meeting, to try to go through these as in the CR
20 and the WC and make some proposals to the Board
21 of Trustees as to what we think as a Board might
22 make sense. Understanding that this is all a
23 little difficult since we don't have a
24 comprehensive plan, but we do have the LWRP which
25 we can look at as some guidance for that.

1 So, assuming that you guys would think that
2 that's a valid use of our time and are willing to
3 put in the time for the extra meeting and at the
4 next meeting the others that are at it are also
5 willing to do so, I would propose to do that and,
6 frankly, as part of a memo that we send back to
7 the Trustees, offer that up as something that we
8 would undertake to do. Any thoughts on that?

9 MEMBER BUCHANAN: Yeah. I mean, I think
10 that's --

11 MEMBER BUCHANAN: I think it's great.

12 MEMBER DOUGHERTY-JOHNSON: -- worth doing.
13 I have another -- I mean, it's slightly
14 off-topic, but one of the Trustees had mentioned
15 like manufacturing as a good use for that area
16 and then -- but in the Code, in the Commercial
17 Retail of manufacturing it's only a conditional
18 use and it's only if -- it's only 20% of a retail
19 area and uses two employees.

20 ACTING CHAIR HAMMES: Uh-huh.

21 MEMBER DOUGHERTY-JOHNSON: So, yeah. I
22 mean, again, like if that's the way they want to
23 go, they have to change the Code.

24 ACTING CHAIR HAMMES: Right. Yeah, I mean,
25 I personally would like to see -- I mean, it's --

1 I'm of two minds about it. Because if you look
2 at what's there right now, it effectively is CR
3 uses, right, for the most part. But I would not
4 like to see more hotels over there, I don't -- I
5 think, you know, you've already got two hotels on
6 that -- in that area and I wouldn't like to see a
7 loss of more towards that.

8 I think in terms of eating and drinking
9 establishments, part of the issue I have with our
10 Code is it just lumps eating and drinking
11 establishments together which, frankly, includes
12 nightclubs and I'm not sure I'd want to see a
13 nightclub down there on that side of the road.

14 So I feel like there needs to be some
15 fixing of the code before that happens. And even
16 on retail, while I could see retail being more of
17 an as-of-right, I wouldn't mind the retail being
18 some guidance around it. Like I wouldn't want to
19 see like CVS buy a building and open up over
20 there, right?

21 MEMBER DOUGHERTY-JOHNSON: Right.

22 ACTING CHAIR HAMMES: And so maybe you have
23 retail as a conditional use unless it's retail,
24 you know, that ties into the Waterfront District,
25 so something -- or is kind of more the arts

1 industry like -- so something like the sale --
2 the sale bags, that type of thing. But those are
3 all things. That's why I think it might be
4 helpful to us to start having a Work Session and
5 kind of have a group conversation. Like each of
6 us can do some thinking about that, look at the
7 LWRP and have kind of a group discussion about
8 what we could do in that area to help maintain it
9 with a waterfront emphasis, but recognize what
10 the reality also is of what's down there.

11 So, I guess those are -- those are my
12 thoughts, generally. So I guess, Paul, we'll --
13 I'll -- I've typed something up which I'll kind
14 of clean up and send to Rob and I'll ask him to
15 take that and Patrick's piece and Lily's point on
16 manufacturing, which I'll add into what I send,
17 and hopefully send something around to us that we
18 can then discuss at the October meeting which
19 hopefully will -- I'll be able to attend and with
20 the goal of getting it out to the Trustees.

21 I know we don't have another general item
22 on here, but is there anything else anybody else
23 wants to raise?

24 (No Response)

25 Okay. Well, then I guess I will --

1 MEMBER DOUGHERTY-JOHNSON: Paul has
2 something.

3 ACTING CHAIR HAMMES: Yes?

4 ADMINISTRATOR PALLAS: Before you adjourn,
5 we -- are you planning on setting up the second
6 monthly meeting now or are you waiting until --

7 ACTING CHAIR HAMMES: Well, I don't think
8 we're going to do it -- I think we need to know
9 that -- since I don't know what the status is on
10 Walter I can't speak to him, but I'd like
11 Patrick's input on it. So I guess -- I don't
12 think we'll do it for the first week of November,
13 I think hopefully we can discuss it at the
14 October meeting, and assuming that at least one
15 other of the two members of the Board are
16 amenable to it, we would want to start at the
17 beginning of December.

18 ADMINISTRATOR PALLAS: Just as a reminder
19 that the pattern had been kind of on and off.
20 The second -- I have to remember now. The first
21 meeting -- the first Thursday of the month was
22 the Work Session, if I remember correctly, and
23 then the last Thursday was the Regular Session,
24 so that there was a block of time to set up any
25 Public Hearings for that month.

1 ACTING CHAIR HAMMES: I think that -- from
2 my perspective that would be fine. So I think we
3 would do October as the combined and then, based
4 on what you're saying, the end of November would
5 be a Regular Session with the first week of
6 December being a Work Session?

7 ADMINISTRATOR PALLAS: Correct. That would
8 be -- yeah, yeah, exactly.

9 ACTING CHAIR HAMMES: Yeah. I mean, and
10 frankly, depending on what -- what's on the
11 agenda in October, which we probably won't know
12 till much closer to that, we could technically at
13 the combined session start a conversation on this
14 if there was time, if people wanted to start
15 thinking about it a little bit.

16 I mean, my view is to focus on -- I mean,
17 it's a question of how do you do it. Like
18 because you don't want to pick up too much, maybe
19 we focus on the WC uses first as a general rule
20 and go through those and we could all discuss WC
21 without kind of picking the downtown area versus
22 the shipyard versus the hospital or the other
23 areas and talk about, you know, what's in there
24 that makes sense, what might need some more
25 clarification and what are things that we think

1 maybe should come out or not come out. And then
2 based on that we could then move to the CR and
3 then after we go through that we can go back and
4 resist -- depending on where, of course, the
5 Board of Trustees is -- the question of what zone
6 or whether there's an overlay or some new zone
7 created that makes sense for that area downtown.

8 So maybe we can try to all look at the WC
9 uses for the October meeting, and assuming that
10 we don't have more than two hours on our agenda
11 already, at that point we could try to, at the
12 end, have a brief discussion where people could
13 kind of say these are some of my thoughts about
14 the WC.

15 ADMINISTRATOR PALLAS: I apologize again,
16 just one other point. For October, for the
17 October meeting there's likely going to be at
18 least two new -- not new, a continuation of
19 resubmission on 200 Main Street and a redo,
20 essentially, of the application for the
21 Greenporter --

22 ACTING CHAIR HAMMES: Uh-huh.

23 ADMINISTRATOR PALLAS: -- that had come
24 before the Board.

25 ACTING CHAIR HAMMES: Right.

1 ADMINISTRATOR PALLAS: That's restarting,
2 essentially, because the time limits had passed
3 for the Greenporter application, so that's
4 restarting.

5 ACTING CHAIR HAMMES: All right. Well,
6 we'll see how long that takes us and if we have
7 time at the end and we have the energy we can try
8 to do it; if not, we'll push it to the December,
9 or the November/December meeting.

10 ADMINISTRATOR PALLAS: I just wanted you to
11 be aware.

12 ACTING CHAIR HAMMES: And since you brought
13 that up, on the 200 Main Street I assume that the
14 traffic study has been received by somebody then
15 at this point?

16 ADMINISTRATOR PALLAS: We have received it,
17 the planning consultant is reviewing it and have
18 committed to provide comments and finalize their
19 comments on the study. And I'll send it to you
20 as a package with the traffic study and their
21 comments as a package approximately two weeks
22 before your meeting.

23 ACTING CHAIR HAMMES: Okay. That would be
24 helpful. I was going to say, it would be helpful
25 for this --

1 ADMINISTRATOR PALLAS: I'm told -- I had a
2 conference call today with the planning
3 consultant and they're committed to that.

4 ACTING CHAIR HAMMES: Okay. And then they,
5 I guess, will also go through the Greenporter
6 application?

7 ADMINISTRATOR PALLAS: They're also
8 reviewing that as well, they'll have comments.
9 And again, that will be brand new comments,
10 they've never seen it, they were not on the Board
11 when that application first came before you and I
12 think it's going to be --

13 MEMBER DOUGHERTY-JOHNSON: Well, our two --
14 two of the Board members weren't on the Board at
15 that point.

16 ADMINISTRATOR PALLAS: Two at least, maybe
17 three will be new when that application comes
18 before the Board, so it's really -- it truly is a
19 restart of the whole thing.

20 ACTING CHAIR HAMMES: Okay. All right,
21 thank you.

22 All right. So, *Item No. 6, a motion to*
23 *adjourn.* Do I have second?

24 MEMBER DOUGHERTY-JOHNSON: Second.

25 ACTING CHAIR HAMMES: All those in favor?

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MEMBER BUCHANAN: Aye.

ACTING CHAIR HAMMES: Aye.

MEMBER DOUGHERTY-JOHNSON: Aye.

ACTING CHAIR HAMMES: Thank you all.

*(Meeting Adjourned - VOTE: 3/0/0/2 - Absent:
Chairman Walter Foote & Member Patrick Brennan)*

(*The meeting was adjourned at 4:28 p.m. *)

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

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

7 I, ALISON MAHONEY, a Court Reporter and
8 Notary Public for and within the State of New
9 York, do hereby certify:

10 THAT, the above and foregoing contains a
11 true and correct transcription of the proceedings
12 taken on September 29, 2022, at Greenport Fire
13 Department, Third Street Fire Station, Greenport,
14 NY, 11944.

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

19 IN WITNESS WHEREOF, I have hereunto set my
20 hand this 2nd day of October, 2022.

21

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Alison Mahoney

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Alison Mahoney

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