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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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PLANNING BOARD

WORK SESSION AND REGULAR MEETING

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May 25, 2023

4:30 p.m. - Station One Firehouse

236 3rd Street

Greenport, New York 11944

Before:

PATRICIA HAMMES - Chairwoman

DANIEL CREEDON - Member

SHAWN BUCHANAN - Member

ELIZABETH TALERMAN - Member

FRANCES WALTON - Member (Not Present)

ALSO PRESENT:

MICHAEL NOONE - Clerk of the Board

1 CHAIRWOMAN HAMMES: Good afternoon. Welcome
2 to the scheduled work session and regular meeting of
3 the Village of Greenport's Planning Board for
4 Thursday, May 25th, 2023.

5 This meeting is a public meeting and includes
6 both a public hearing in respect to property located
7 at 29 Front Street, as well as a hearing pursuant to
8 Section 150-30(2) in respect to a proposed curb cut
9 and driveway for a residential building proposed to
10 be built at 408 Wiggins Street.

11 Items on the agenda may be taken out of order
12 at the discretion of the Board. In particular today,
13 we are going to move Items 3 and 4 on the agenda to
14 the end of the meeting.

15 As a reminder to the applicants and the
16 public, if you are speaking today, please start by
17 slowly and clearly stating your full name and
18 address for the record.

19 In addition, please remember that all
20 comments should be addressed solely to the Planning
21 Board and not to any applicant or other person in
22 the audience. Thank you.

23 The first order of business relates to the
24 approval of the Minutes from the April 27th meeting
25 of the Planning Board.

1 Does anyone on the Board have any comments on
2 the Minutes?

3 (Negative response).

4 I move to accept and approve the Minutes of the
5 April 27th, 2023 Planning Board work session and regular
6 meeting. Do I have a second?

7 MEMBER BUCHANAN: Second.

8 CHAIRWOMAN HAMMES: All those in favor?

9 (ALL AYES).

10 Any opposed?

11 (No response).

12 Motion carries.

13 The second order of business relates to the
14 approval of the Minutes from the May 4th meeting of
15 the Planning Board.

16 Does anyone on the Board have any comments on
17 these Minutes?

18 (No response).

19 I move to accept and approve the Minutes of the
20 May 4th, 2023 Planning Board work session and regular
21 meeting. Do I have a second?

22 MEMBER BUCHANAN: Second.

23 CHAIRWOMAN HAMMES: All those in favor?

24 (ALL AYES).

25 Any opposed?

1 (No response).

2 Motion carries.

3 The third order of business is a motion to
4 accept the following Findings and Determinations in
5 respect to the application of Anthony "Buddy"
6 DeMarco to open a retail store named Saltwater Long
7 Island in the property located at 123 Main Street,
8 which is situated in both the W-C Waterfront
9 Commercial District and the Historic District, and
10 is located at SCTM# 1001-5-4-33.1.

11 I'll read this into the record.

12 Whereas the site plan application of Anthony
13 "Buddy" DeMarco was received by the Village of
14 Greenport Planning Board; whereas the Board of
15 Trustees of the Village of Greenport passed a law
16 enacting a moratorium on development in the C-R and
17 W-C districts of the Village; and such laws codified
18 at Section 150-51 of the Village Code, and currently
19 remains in full force and effect; whereas it has
20 been determined that the applicant is entitled to
21 relief from the moratorium pursuant to Section
22 150-51(d)1(j) of the village Code; whereas the
23 application of Anthony "Buddy" DeMarco appeared on
24 the March 30th, 2023 agenda of the Village of
25 Greenport Planning Board for a pre-submission

1 conference; whereas the site plan application of
2 Anthony "Buddy" DeMarco was thereafter scheduled for
3 a public hearing before the Village of Greenport
4 Planning Board to be held on April 27th, 2023;
5 whereas the project is located at 123 Main Street,
6 situated in the W-C District, Waterfront Commercial
7 Retail, SCTM# 1001-04-4-33.1; whereas the site plan
8 contemplates the continuation of the conditional use
9 of a retail establishment in which a store formerly
10 known as Creations By Lisa would be replaced with a
11 clothing store Saltwater Long Island; whereas
12 pursuant to SEQRA the Village of Greenport Planning
13 Board is the proper agency for lead agency in this
14 action; and that the granting of this application
15 will not result in a significant negative impact on
16 one or more aspects of the environment; whereas the
17 Village of Greenport Planning Board pursuant to
18 Article VIII, State Environmental Quality Review Act
19 (SEQRA) of the Environment Conservation Law; and 6
20 NYCRR Part 617, determines that this is a Type II
21 action for purposes of SEQRA; whereas the Village of
22 Greenport Planning Board held a public hearing at
23 its April 27th, 2023 regularly scheduled session,
24 where it took testimony from the applicant, although
25 solicited no members from the public expressed any

1 interest in the application; whereas the Village of
2 Greenport Planning Board discussed the application
3 with the applicant and among themselves; whereas the
4 Village of Greenport Planning Board unanimously
5 voted to close the public hearing at the conclusion
6 of its April 27th, 2023 regularly scheduled meeting;
7 whereas the Village of Greenport Planning Board has
8 reviewed said application with regard to the site
9 plan criteria under Section 150-30 of the Village
10 Code, and finds that the application is in
11 compliance therewith, now therefore be it resolved
12 the Village of Greenport Planning Board hereby
13 approves the site plan application of Anthony
14 "Buddy" DeMarco to allow for the continuation of the
15 conditional use of a retail establishment located at
16 123 Main Street, in the W-C District Waterfront
17 Commercial, SCTM# 1001-05-4-33.1.

18 I move to accept and approve the foregoing
19 findings and determinations. Do I have a second?

20 MEMBER BUCHANAN: Second.

21 CHAIRWOMAN HAMMES: All those in favor?

22 (ALL AYES).

23 Any opposed?

24 (No response).

25 The motion carries.

1 The fourth order of business is a motion to
2 accept the following findings and determinations in
3 respect of the site plan application of On Front
4 Street, LLC for the property located at 308 Front
5 Street which is situated in the C-R District and is
6 situated at SCTM# 1001-4-8-34.2.

7 I'm now going to again read the findings and
8 determinations into the record.

9 Whereas the pre-submission conference for the
10 site plan application of On Front Street LLC, in
11 respect to the property located at 308 Front Street
12 in the C-R Commercial Retail District, SCTM#
13 1001-4-8-34.2 was held by the Village of Greenport
14 Planning Board at its November 28, 2023 regularly
15 scheduled meeting; whereas the Board of Trustees of
16 the Village of Greenport passed a law enacting a
17 moratorium on development in the C-R and W-C
18 Districts of the Village, and such law is codified
19 in Section 150-51 of the Village Code, and currently
20 remains in full force and effect; whereas the
21 applicant sought relief from the moratorium from the
22 Board of Trustees pursuant to the hardship exemption
23 set forth in Section 150-51(e) of the Village Code;
24 and the Board of Trustees granted such relief on
25 February 23rd, 2023; whereas said application

1 contemplates a change of use to a yoga and Pilates
2 studio with private treatment rooms, bathrooms,
3 office space and storage areas in both the basement
4 and attic; whereas pursuant to SEQRA, the Village of
5 Greenport Planning Board is the proper agency for
6 lead agency in this action; and that the granting of
7 this application will not result in a significant
8 negative impact on one or more aspects of the
9 environment; whereas the Village of Greenport
10 Planning Board pursuant to Article VIII, State
11 Environmental Quality Review Act (SEQRA) of the
12 Environment Conservation Law; and 6 NYCRR Part 617,
13 determines that this is a Type II action for
14 purposes of SEQRA; whereas said property is located
15 in the commercial retail C-R Zoning District; where
16 the contemplated use is permitted pursuant to
17 Greenport Village Code; whereas said application was
18 scheduled for a public hearing on March 30th, 2023;
19 whereas the Village of Greenport at its March 30th,
20 2023, regularly scheduled session held a public
21 hearing where evidence and testimony was received
22 from the applicant as well as the neighboring
23 property owner; whereas the Village of Greenport
24 Planning Board requested additional information from
25 the applicant at the conclusion of the March 30th,

1 2023 public hearing and voted to keep the record
2 open and continue the public hearing at its April
3 27th, 2023, regularly scheduled meeting; whereas the
4 Village of Greenport Planning Board understands and
5 is aware that the neighboring property owner and the
6 applicant are engaged in litigation regarding
7 certain easements and other property rights; whereas
8 the Village of Greenport Planning Board has
9 determined that the aforementioned litigation is not
10 an impediment to taking action on the instant
11 application, and indeed the neighboring property
12 owner stated on the record that it had no objection
13 to the proposed yoga and Pilates studio's use;
14 whereas the Village of Greenport Planning Board
15 takes notice that the subject property was once
16 improved with a yoga studio; whereas at the
17 conclusion of the presentation on May 5th, 2023, the
18 Board voted to close the public hearing and discuss
19 the application; whereas the Village of Greenport
20 Planning Board has reviewed said application with
21 regard to the site plan criteria under Section
22 150-30 of the Village Code and and finds that the
23 application is in compliance therewith, now
24 therefore be it resolved that the Village of
25 Greenport Planning Board hereby approves the

1 application of On Front Street LLC to allow the
2 change of use to a yoga and Pilates studio with
3 private treatment rooms, bathrooms, office space and
4 storage areas in both the basement and attic at 308
5 Front Street, identified on Suffolk County Tax Map
6 as parcel number 1001-4-8-34.02, with the following
7 conditions: Approval is subject in all respects to
8 any rights and remedies that the property owner of
9 the adjacent property located at 310 Front Street
10 may have in respect to any easements or other
11 property rights that run in favor of that property,
12 whether by contract, deed, law or in equity and as
13 in no circumstances to be deemed to effect any such
14 rights or remedies, the site of applicant is subject
15 in all respects to all such rights and remedies of
16 the property owner at 310 Front Street may have to
17 the extent that there are any material changes made
18 to the approved site plan for 308 Front Street by or
19 either as a result of any rights or remedies of the
20 property owner of the adjacent property located at
21 310 Front Street may have, irrespective of any
22 easements or other property rights that run in favor
23 of the property, whether by contract, deed, law or
24 in equity or otherwise, or to any judicial
25 determination adversely affecting any easement or

1 other property rights that applicant alleged to have
2 with respect to the property located at 310 Front
3 Street as part of its site plan submission including
4 with respect to ingress and egress of the property
5 located at 308 Front Street, any such changes shall
6 be required to be submitted for further site plan
7 approval by this Board and shall be subject to the
8 review and approval by this Board in all respects.

9 The site plan approval shall be deemed
10 automatically null and void in the event that the
11 final certificate of occupancy for 308 Front Street,
12 in respect of the proposed site site plan is not
13 issued by 12 months from the date of this approval,
14 unless such period is otherwise extended by the
15 Planning Board upon application by the applicant in
16 its sole discretion.

17 I move to accept and approve the foregoing
18 findings and determinations in respect to the
19 proposed site plan for 308 Front Street. Do I have
20 a second?

21 MEMBER BUCHANAN: Second.

22 CHAIRWOMAN HAMMES: All those in favor?

23 (ALL AYES).

24 Any opposed?

25 (No response).

1 Motion carries. We are getting there, folks.

2 The next order of business is a motion to
3 accept the following Findings and Determinations in
4 respect to the application of Michael Osinski for
5 the ratification of a subdivision of the property
6 located at 307 Front Street, which is situated in
7 the R-2 Residential One and Two Family Residential
8 District and is located at SCTM# 1001-6-8-1.2,1.3
9 and 1.4.

10 Whereas the subdivision application of
11 Michael Osinski was received by the Village of
12 Greenport Planning Board; whereas the application of
13 Michael Osinski appeared on the March 30th, 2023
14 agenda of the Village of Greenport Planning Board
15 for pre-submission conference; whereas the site plan
16 application of Michael Osinski was thereafter
17 scheduled for a public hearing before the Village of
18 Greenport Planning Board to be held on April 27th,
19 2023; whereas the project is located at 307 -- the
20 property is located at 307 Flint Street, situated in
21 the R-2 One and Two-Family residential districts,
22 SCTM# 1001-6-8-1.2, 1.3, 1.4; whereas the
23 application is a Type II action pursuant to SEQRA;
24 whereas the application consummates the ratification
25 of an apparent subdivision promulgated by the

1 applicant's predecessor in title; whereas it appears
2 that the applicant's predecessor in title filed
3 deeds in a subdivision map with the Suffolk County
4 Clerk's office, but never sought approval from the
5 Village as required; whereas the applicant only
6 became aware of the illegal subdivision when he
7 attempted to obtain other permits from the Village
8 of Greenport Building Department; whereas the
9 proposed laws conform with the minimum size
10 requirements found in Section 150-12 of the Village
11 Code; whereas the Village of Greenport Planning
12 Board held a public hearing in its April 27th, 2023
13 regularly-scheduled session, where it took testimony
14 from the applicant, although solicited, no members
15 from the public expressed any interest in the
16 application; whereas the Village of Greenport
17 Planning Board discussed the application with the
18 applicant and amongst themselves; whereas the
19 Village of Greenport Planning Board unanimously
20 voted to close the public hearing at the conclusion
21 of its April 27th, 2023 regularly-scheduled meeting;
22 whereas the Village of Greenport Planning Board has
23 reviewed said application with regard to the
24 subdivision criteria under Chapter 118 Subdivision
25 and Merger Plan of the Village Code and finds that

1 the application is in compliance therewith; now
2 therefore be it resolved that the Village of
3 Greenport Planning Board hereby approves the
4 subdivision application of Michael Osinski to allow
5 for the ratification of a three-lot subdivision
6 located at 307 Flint Street, situated in the R-2 One
7 and Two-Family residential district, SCTM#
8 1001-6-8-1.2, 1.3, 1.4, and with the following
9 general conditions: Approval is solely for purposes
10 of Section 118-4, 118-7 and 118-8 of the Village
11 Code. Applicant is still required to comply with
12 all requirements of Section 118-10 in order for the
13 ratification and approval of the subdivision to be
14 considered final.

15 The lots created as a result of the
16 subdivision are located in the R-2 One and
17 Two-Family residence district and are subject to all
18 conditions and requirements applicable to that
19 district in the Village Code, including limitations
20 and conditions on use and construction of buildings
21 set forth in Sections 150-8 and 150-12 of the
22 Village Code. Applicant shall be required to obtain
23 any necessary approvals in respect of any
24 construction on any of the lots created as a result
25 of the subdivision requirements of the Village, New

1 York State or other applicable laws. Any curb cuts,
2 driveways or sidewalks relating to the lots are
3 subject to the requirements set forth in Section
4 150-30(2) of the Village Code.

5 I move to accept and approve the foregoing
6 findings and determinations in respect to the
7 proposed ratification of the subdivision located at
8 307 Flint Street. Do I have a second?

9 MEMBER BUCHANAN: Second.

10 CHAIRWOMAN HAMMES: All those in favor?

11 (ALL AYES).

12 Any opposed?

13 (No response).

14 Motion carries.

15 Okay, the sixth order of business today is a
16 public hearing in respect to the conditional use
17 application of Michael Verni to open a retail store
18 to be called Silver By The Sea, which will primarily
19 sell silver jewelry and artworks at the property
20 located at 29 Front Street, which is located in the
21 W-C Waterfront Commercial District, and is situated
22 at SCTM# 1001-5-4-26.

23 I would note that this application is exempt
24 from the moratorium enacted under Village Code
25 150-51 pursuant to Section 150-51(d)1(j). At this

1 time I would like to ask the applicant to come
2 forward and give a brief description again on the
3 proposed use of the relevant property, if you don't
4 mind. Please remember to state your name and address
5 for the record.

6 MR. VERNI: Good afternoon, my name is
7 Michael Verni, 2125 North Sea Drive, Southold, New
8 York 11971.

9 So I am looking to open up, I'm a silversmith
10 by trade, and have been for the past 33 years, and
11 I'm looking to relocate my store to 29 Front Street.
12 Once again, I did have a very successful business
13 for most of those 33 years until Hurricane Irene and
14 Superstorm Sandy changed my neighborhood irreparably
15 and never came back, and neither did my business, we
16 lost our home. I'm still blessed to have a home in
17 Southold that we've had for 34 years.. and have been
18 looking for a good location, and along came the
19 pandemic, and finally found one, and I'm hoping to
20 open up a shop, go back into the workforce so I can
21 support my family, and become part of the community,
22 which I was very active in my old community and old
23 Village, and participated in everything. I'm a
24 little bit older now, substantially older so, but I
25 will do my best to participate in whatever the

1 Village has to offer.

2 CHAIRWOMAN HAMMES: Okay, thank you, for that.
3 I note we received certified mail receipts back in
4 respect to the public hearing that were sent to 37
5 Properties LLC, Port Partners, Inc., 38-44 Front
6 Street LLC, PWIB Claudio Real Estate LLC, Kuhlman
7 Management Corp., and Eugene Avella. I believe
8 that's everything that was required.

9 I assume that there is nobody here from the
10 public that cares to speak on this application.

11 Do any of the Board members have any further
12 questions or comments for the applicant?

13 (No response).

14 All right, then I'll make a motion to close the
15 public hearing. Do I have a second?

16 MEMBER BUCHANAN: Second.

17 CHAIRWOMAN HAMMES: All those in favor?

18 (ALL AYES).

19 Any opposed?

20 (No response).

21 Motion carries. We are now going to have a
22 discussion about a possible motion to approve the
23 application of Michael Verni -- you can sit down at
24 this point -- to open a retail store to be called
25 Silver By The Sea, which will primarily sell silver

1 jewelry and artwork at the property located at 29
2 Front Street, which is located in the W-C Waterfront
3 Commercial District and is situated at SCTM#
4 1001-5-4-26.

5 Again, does anyone on the Board have any
6 comments or concerns they would like to discuss at
7 this time?

8 (No response).

9 Okay, I make a motion to approve the application
10 of Mr. Verni in respect to the application for a
11 conditional use approval for a retail jewelry and art
12 store to be operated at 29 Front Street. Do I have a
13 second?

14 MEMBER BUCHANAN: Second.

15 CHAIRWOMAN HAMMES: All those in favor?

16 (ALL AYES).

17 Any opposed?

18 (No response).

19 Motion carries. Congratulations.

20 MR. VERNI: Thank you.

21 CHAIRWOMAN HAMMES: We welcome you to the
22 Village of Greenport and look forward to see you
23 around town.

24 MR. VERNI: I hope I make it. That's all I
25 can say. It's a daunting task and I don't even know

1 if I'll be open by the 4th of July, but I'm doing my
2 best.

3 CHAIRWOMAN HAMMES: Well, we wish you all the
4 best.

5 MR. VERNI: When we are finally done and you
6 see it, you'll understand why. I have literally,
7 questionably, one of the largest selections of
8 sterling silver in the northeast, so it's just going
9 to take me some time. But if I was younger, it
10 would have been faster.

11 CHAIRWOMAN HAMMES: Well, we look forward to
12 it. Thank you, very much.

13 MR. VERNI: Thank you, very much.

14 CHAIRWOMAN HAMMES: The next item on the
15 agenda which we are going to consider is a request
16 for approval of the relocation of a curb cut and
17 driveway in respect to the property located at 408
18 Wiggins Street, which is located in the R-2 one and
19 two-family residential district, SCTM# 1001-6-2-14.

20 This matter is before this Board pursuant to
21 Section 150-30.2 of the Village Code and does not
22 require a public hearing.

23 As background, the residence previously on
24 this property was recently demolished and, as I
25 understand it, the owners are proposing to construct

1 a new residence.

2 I believe that the representative for the
3 applicant is here today. Would you mind stepping up
4 and stating your name and address for the record.

5 MR. GORMAN: Hi. My name is William Gorman, I
6 live at 37415 Main Road in Orient, and I'm the
7 representative for the owners, Sebastian Head and
8 Vanna Gworek, and I want to build a new house and we
9 would like to take the curb cut off of Wiggins
10 Street, it's a busy street, and put it on Fourth
11 Street. And we submitted the plans to show how that
12 interacts with the driveway across the street. And
13 we rearranged the parking so that the headlights
14 face Wiggins instead of the neighbors next door, and
15 we did our best to make sure it doesn't look like a
16 parking lot inside, next to the house.

17 CHAIRWOMAN HAMMES: Your client is aware of
18 the work that is being done on the ferry routing
19 project, correct?

20 MR. GORMAN: No, but.

21 CHAIRWOMAN HAMMES: I mean, there is
22 information on the Village website. You may want to
23 make them aware of it. It shouldn't per se affect
24 them because my understanding is that the ferry is
25 still going to be routed in from Ninth Street, but

1 there is going to be an entrance closer up between
2 Third and Fourth, and there will be an ability to
3 enter the ferry line from Third Street, so that may,
4 even though it's not supposed to happen, end up
5 resulting in increased traffic on Fourth Street. So
6 just something for your client to keep in mind.

7 MR. GORMAN: Sure, I'll let them know.

8 CHAIRWOMAN HAMMES: I guess I'm going to open
9 this up to the Board at this point. I mean, I know I
10 had requested previous to this meeting that
11 everybody go by and give me some preliminary
12 feedback, which I had passed on to Mr. Gorman and he
13 has somewhat what he is reflected in what he has
14 submitted this afternoon. So I don't know if
15 anybody has any additional questions, concerns, for
16 him that that they would like to raise.

17 MEMBER CREEDON: My question is for you, and
18 you maybe answered it, I was interested in who was
19 paying for the curb cuts since there was already
20 another curb cut, and if that sets any kind of
21 precedent for anybody having two curb cuts?

22 CHAIRWOMAN HAMMES: But, your client plans to
23 close that up.

24 MR. GORMAN: Yes, I should have mentioned it,
25 yes. We are proposing to close off the curb cut on

1 Wiggins Street and provide a new curb cut.

2 CHAIRWOMAN HAMMES: Right. And restore it.
3 You'll have to even out the sidewalk.

4 MR. GORMAN: We'll begin that to -- right.
5 The curb cut, close it in, make the sidewalk match
6 the existing sidewalk in specs and appearance, and
7 then the new curb cut, we'll provide the new curb
8 cut as well.

9 MEMBER CREEDON: Thank you.

10 CHAIRWOMAN HAMMES: We'll include that
11 expressly as a condition of it in our approval, so.
12 And my understanding from speaking with the Village,
13 that would be par for the course that they would be
14 required to do that and close it up at their
15 expense.

16 MR. GORMAN: That was our understanding.

17 MEMBER TALERMAN: That's the only question I
18 have.

19 MEMBER BUCHANAN: And I guess it goes back to
20 how it affects the ferry traffic, and we got that,
21 that information, from our planner. And I don't
22 know if there is any, and this is not a question for
23 you, I don't know if there is any plans to make
24 Wiggins one way, if that impacts anything, if it
25 creates more traffic. But otherwise I don't think

1 that is something you can answer.

2 CHAIRWOMAN HAMMES: That's not something he
3 controls. I don't think that is going to happen,
4 based on what I've seen.

5 I mean, I appreciate what you did. I thought
6 you were responsive to the comments that I had
7 collected and passed back to you, and I thought this
8 was an improvement from the original plans which I
9 thought were a little bit too close to the property
10 line and the other driveway. I mean, it helps
11 stagger the driveway across the bend and also the
12 concern about the lights flashing when people turned
13 in.

14 I assume, having walked over there several
15 times now, that the landscaping and that, all that
16 growth that is there, not all of which may be on
17 your client's property, but that will be dealt with
18 so that's not going to be a safety hazard as well.
19 So can you see the other one going in and out.

20 MR. GORMAN: We assume the same, that we won't
21 have any high hedges so when they pull out we can
22 see both sides, and probably start anything that any
23 shrubs will happen down further toward Wiggins.

24 And more for the neighbor, if we need to
25 remove the cluster to the left of the driveway.

1 CHAIRWOMAN HAMMES: Do you have anything?

2 MEMBER TALERMAN: No. My question was about
3 the curb cut and restoring that. And the reflection
4 of the staggered driveway. And this diagram
5 reflecting that the driveways are now staggered and
6 not directly across.

7 MEMBER CREEDON: My driveway, I share a
8 driveway apron directly across the street from
9 someone. So I don't see an issue with that, but.

10 CHAIRWOMAN HAMMES: Okay, why don't you sit
11 down. I'll just run through, I don't know whether
12 people had had a chance to review the code, but
13 there is specific criteria in the code we are
14 supposed to have reviewed. So I'm going to read it
15 and ask each person to kind of indicate whether they
16 agree or disagree with the following statements.

17 The criteria relevant to this Board's review
18 is set forth in Section 150-30(e)2 of the code. The
19 first of those criteria is that the proposed
20 driveway entrance or curb cut will not interfere
21 with the orderly and reasonable use of the adjacent
22 property of the properties across the street from
23 the subject property.

24 Do you agree, disagree?

25 MEMBER CREEDON: I agree.

1 MEMBER TALERMAN: Yes.

2 MEMBER BUCHANAN: Agree.

3 CHAIRWOMAN HAMMES: So everybody agrees. The
4 next criteria is that the proposed driveway entrance
5 or curb cut will not create undo interference with
6 vehicular traffic in the adjoining roadway.

7 Anybody disagree with that statement?

8 (No response).

9 CHAIRWOMAN HAMMES: The final criteria is that
10 the proposed curb cut and driveway entrance will not
11 adversary affect the health, safety, welfare,
12 comfort or convenience of the inhabitants of the
13 Village.

14 Does anybody disagree with that statement or
15 have an issue with that statement.

16 MEMBER TALERMAN: No.

17 MEMBER CREEDON: No.

18 MEMBER BUCHANAN: No.

19 CHAIRWOMAN HAMMES: Okay, so given this
20 Board's findings with respect to the foregoing, I
21 would like to proposes a motion to accept and
22 approve the issuance of a permit for the
23 construction of proposed curb cut and driveway,
24 subject to the following conditions: That the
25 property owner shall restore the existing curb cut

1 and related sidewalks so that it matches the
2 surrounding curb and sidewalk at property owner's
3 sole cost and expense.

4 Property owner will ensure that any
5 landscaping or vegetation existing on the proposed
6 cut between the proposed curb cut and driveway and
7 the driveway for the property located immediately
8 adjacent thereto at 515 Fourth Street is landscaped
9 and are cut back to ensure that each driveway has a
10 clear view of the other driveway for purposes of
11 ensuring that it can ascertain whether a car or
12 person is exiting from the neighboring property.
13 And those are the two conditions I would propose,
14 unless anybody has anything else.

15 (No response).

16 All right, with that, do I have a second to
17 approve that with those conditions?

18 MEMBER TALERMAN: Second.

19 CHAIRWOMAN HAMMES: All this in favor?

20 (ALL AYES).

21 Motion carries.

22 MR. GORMAN: Thank you, ma'am.

23 CHAIRWOMAN HAMMES: Thank you.

24 All right, so now we are going to go back to
25 Items Three and Four on the agenda.

1 I'm going to have a series of motions to make
2 here.

3 First I would like to make a motion, I'm not
4 sure whether this is necessary or not, but to cancel
5 the Planning Board meeting that was scheduled for
6 next Thursday June 1st, 2023. Do I have a second?

7 MEMBER TALERMAN: Second.

8 CHAIRWOMAN HAMMES: All in favor?

9 (ALL AYES).

10 Motion carries.

11 Just to give you an update before I go to the
12 next two. As you all know, Rob Connelly, who has
13 been the Board lawyer, has resigned. We have been
14 in the process of talking to possible replacement
15 lawyers. The hope is by next week we'll have
16 somebody identified and onboard, and hopefully what
17 we are going to vote on now will work for their
18 schedule.

19 So, for that reason I would like to now make
20 a motion to schedule the next regularly scheduled
21 Planning Board regular meeting and work session for
22 4:00 PM on Monday, July 3rd, 2023. Do I have a
23 second?

24 MEMBER BUCHANAN: Second.

25 CHAIRWOMAN HAMMES: All those in favor?

1 (ALL AYES).

2 CHAIRWOMAN HAMMES: Motion carries.

3 MEMBER CREEDON: You said what time? 4:30?

4 CHAIRWOMAN HAMMES: Four. Because it's in the
5 middle of a holiday weekend.

6 MEMBER CREEDON: I was wondering, is Monday
7 being observed?

8 CHAIRWOMAN HAMMES: No, Tuesday is. You don't
9 get Monday off.

10 MEMBER CREEDON: Well, I do. I don't have a
11 job.

12 CHAIRWOMAN HAMMES: Me, too, but most people
13 who have jobs, it's not --

14 MEMBER CREEDON: For a long time they had
15 Monday as the legal holiday.

16 CHAIRWOMAN HAMMES: Can't close for four days.
17 That's, legally can't close for four days in a row.

18 MEMBER CREEDON: I have no objection to it.

19 CHAIRWOMAN HAMMES: As a backup, right now, as
20 I understand it, we don't have anything on our
21 pending, I mean, we would have, I believe there will
22 be another curb cut coming up but that has to go
23 through HPC and ZBA before it comes before us.

24 MR. NOONE: We are two months away from that.

25 CHAIRWOMAN HAMMES: Yes. And then we are

1 waiting on Claudio's, right? And Claudio's is to
2 have everything in and reviewed by our consultant at
3 least two weeks before we are going to have a
4 meeting. So that would be easy for them to make the
5 July, first meeting, they would have to have
6 everything signed off on by the middle of June.

7 In any event, as a backup, in case we needed
8 it, because there is a flood of applications in the
9 next two weeks, I would like to make a motion to
10 schedule to the extent necessary a Planning Board
11 regular meeting work session for 4:30, Monday, July
12 17th. Do I have second?

13 MEMBER CREEDON: Let me ask you a question on
14 that. I have on my calender, and this could be an
15 error, a Planning Board meeting for July 6th.

16 CHAIRWOMAN HAMMES: No, we're going to have it
17 on the --

18 MEMBER CREEDON: Wasn't it originally
19 scheduled for this Thursday? Or maybe I just thought
20 because it was a Thursday.

21 MR. NOONE: Just, Mondays, isn't the firehouse
22 used on Mondays?

23 CHAIRWOMAN HAMMES: Yes, we'll hold the
24 meeting, our meetings will be in the little red
25 school house. At least the first Monday. I'm not

1 sure about the third Monday. That first Monday will
2 have to be at the little red school house, which
3 means it will be taped and not live streamed. And
4 that will be available later.

5 MEMBER CREEDON: So what time are you saying?

6 CHAIRWOMAN HAMMES: The general plan going
7 forward, unless something comes up when we hire the
8 lawyer, is to have the regular, the main meeting
9 will be on the first Monday of the month, at 4:30,
10 right?

11 MEMBER BUCHANAN: Yes.

12 CHAIRWOMAN HAMMES: And then if we need to
13 have a second meeting it would be on the third
14 Monday of the month, at either 4:30 or 5:00.

15 But for now you should assume, we have to
16 pass a motion on the second one. For sure we'll
17 meet on the third, because we'll have to, even if it
18 is just to schedule an August meeting. And then in
19 addition, I'm going to now make a motion to schedule
20 to the extent necessary a Planning Board regular
21 meeting and work session for 4:30 on Monday, July
22 17th, 2023. Do I have a second?

23 MEMBER TALERMAN: Second.

24 CHAIRWOMAN HAMMES: All those in favor?

25 (ALL AYES).

1 Motion carries.

2 MEMBER CREEDON: No location yet, right?

3 CHAIRWOMAN HAMMES: That will likely be at the
4 school house as well, but we'll confirm. I'll ask
5 Mike to send an E-mail to confirm those two days
6 where it will be.

7 All right, so I see a gentleman joined us.
8 Did you come here for any reason in particular or
9 did just you just want to see all of our lovely
10 faces?

11 (UNIDENTIFIED VOICE): I may have you mixed
12 up with the Village Board meeting.

13 CHAIRWOMAN HAMMES: That's six o'clock.

14 (UNIDENTIFIED VOICE): So the date is correct
15 but the time is not.

16 CHAIRWOMAN HAMMES: You'll have a front row
17 seat for that.

18 (UNIDENTIFIED VOICE): I think I may have to
19 go back because I have a thermal on because it
20 hasn't warmed up yet and it's rather warm in this
21 building, so.

22 CHAIRWOMAN HAMMES: All right, then unless any
23 Board member has anything else, we do have training,
24 I'm sorry you won't be able to attend. We have
25 training on Saturday the 10th, at 10:00 AM, which

1 will also be at the school house. We'll try to do
2 another one once we have the new lawyer on later in
3 the summertime.

4 I guess at this time I would make a motion to
5 adjourn the meeting. Do I have a second?

6 MEMBER BUCHANAN: Second.

7 CHAIRWOMAN HAMMES: All those in favor?

8 (ALL AYES).

9 Motion carries. Thank you, everybody.

10 (The time noted is 5:04 p.m.)

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

STATE OF NEW YORK)
) SS:
COUNTY OF SUFFOLK)

I, WAYNE GALANTE, a Court Reporter and
Notary Public for and within the State of New York,
do hereby certify:

THAT the above and foregoing contains a true
and correct transcription of the proceedings taken
on May 25, 2023, at Greenport Fire Department, Third
Street Fire Station, Greenport, NY 11944

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

IN WITNESS WHEREOF, I have hereunto set my
hand this 5th day of June, 2023.

Wayne Galante
WAYNE GALANTE