

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK : STATE OF NEW YORK
 3 -----x
 4 PLANNING BOARD
 5 WORK SESSION, PUBLIC HEARINGS & REGULAR MEETING
 6 -----x
 7 June 28th, 2024
 8 4:00 p.m.
 9 Station One Firehouse
 10 236 3rd Street
 11 Greenport, New York 11944

12
13 Before:

- 14
- 15 PATRICIA HAMMES - Chairwoman
- 16 FRANCES WALTON - Member
- 17 DANIEL CREEDON - Member
- 18 SHAWN BUCHANAN - Member
- 19 ELIZABETH TALERMAN - Member

20
21 ALSO PRESENT:

- 22
- 23 BRIAN STOLAR, ESQ. - Village Attorney
- 24 MICHAEL NOONE - Clerk of the Board

25

1 CHAIRWOMAN HAMMES: Good afternoon, and
2 welcome to the scheduled work session and
3 regular meeting of the Village of Greenport
4 Planning Board for Friday, June 28th, 2024.

5 The time is 4:00 PM, and I hereby call
6 this meeting to order.

7 This meeting is a public meeting and
8 includes a pre-submission conference in respect
9 to the Application of Matt Michel on behalf of
10 Main & Central Realty LLC in respect to the
11 proposed demolition of an existing structure
12 and construction of a new three-story structure
13 at the property located at 400 Main Street.

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

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

22 All right, we've got a couple of
23 preliminary things before we get to you, but
24 we'll be quick.

25 The first item on the agenda is a motion

1 to approve the Minutes of the May 31st, 2024,
2 Planning Board work session and public hearing
3 and regular meeting.

4 Do I have a second?

5 MEMBER WALTON: Second.

6 CHAIRWOMAN HAMMES: All those in favor?

7 Aye.

8 MEMBER BUCHANAN: Aye.

9 MEMBER TALERMAN: Aye.

10 MEMBER CREEDON: Aye.

11 MEMBER WALTON: Aye.

12 CHAIRWOMAN HAMMES: Anybody opposed?

13 (No response).

14 Motion carries.

15 The next item on the agenda is a motion
16 to approve an amendment to the Minutes of the
17 Planning Board's April 26th meeting.

18 These Minutes were previously approved
19 but it was subsequently discovered that two of
20 the Board members' names had been incorrectly
21 noted on page one of the Minutes, specifically
22 it was Elizabeth Talerman was incorrectly noted
23 as Elizabeth Buchanan and Shawn Buchanan was
24 noted as Shawn Talerman.

25 This has now been corrected in the

1 Minutes.

2 I move to approve the amended Minutes
3 for the April 26th meeting. May I have second?

4 MEMBER WALTON: Second.

5 CHAIRWOMAN HAMMES: All those in favor?
6 Aye.

7 MEMBER CREEDON: Aye.

8 MEMBER TALERMAN: Aye.

9 MEMBER BUCHANAN: Aye.

10 MEMBER WALTON: Aye.

11 CHAIRWOMAN HAMMES: Motion passes.

12 The next order of business today is a
13 pre-submission conference in respect to the
14 potential application for approval of a
15 conditional use site plan submitted by Matt
16 Michel in respect to the property located at
17 400 Main Street.

18 This property is located at Suffolk
19 County Tax Map 1001-4-7-24, and is located in
20 the C-R Retail Commercial District, and is also
21 located in the Historic District.

22 The existing building on the property
23 consists of a single-floor building with a
24 front outdoor patio area, which was most
25 recently operated as a pizza and restaurant,

1 and a parking area to the side, as well as an
2 empty space in the back.

3 The property has been vacant since
4 November, 2020. The proposed site plan seeks
5 to demolish the existing building on the site
6 and build a new three-story building which
7 would include a bar and a restaurant on the
8 first floor and apartments on the second and
9 third floors.

10 The proposed new building would have an
11 expanded footprint from that currently on the
12 property.

13 This application will ultimately require
14 both a conditional use approval from this
15 Board, as well as site plan approval by this
16 Board. It appears it will also require certain
17 variances from the Zoning Board of Appeals, as
18 well as a certificate of appropriateness from
19 the Historic Preservation Commission.

20 The application for this proposed
21 project constitutes a significant application
22 as such term is defined in the code, and as
23 such requires that this Board hold this
24 pre-submission conference in respect of the
25 project.

1 The purpose of this conference is to
2 address a development proposal on a conceptual
3 basis in order for this Board to be able to
4 provide the applicant initial feedback and
5 comments on the application, including items
6 which an applicant should consider addressing
7 as part of their full application submission,
8 as well as identifying any specific information
9 that this Board may require as part of the
10 application process that is not otherwise
11 apparent in Chapter 150.

12 I'm going to outline the process that we
13 are going to follow for this hearing today.

14 We'll start first by giving the
15 applicant an opportunity to address the Board
16 with anything it wishes to highlight in respect
17 of the application.

18 The members of this Board will then have
19 an opportunity to ask questions and/or indicate
20 areas of concern to the applicant.

21 We'll then open it up to the public for
22 any concerns or comments they have in respect
23 to the application which they would like to
24 address to this Board for consideration as part
25 of the pre-submission conference process.

1 We would ask the public to keep their
2 comments brief, preferably to under two or
3 three minutes, and if you have more extensive
4 comments or input, to address this in writing
5 to the Board.

6 We are going to limit this initial
7 pre-submission conference for this application
8 to approximately an hour today. We anticipate
9 having a second hearing on July 12th, and hope
10 to close the pre-submission conference at that
11 time.

12 With that in mind I will now request
13 that the applicant or its representative come
14 up to the podium and state their name and
15 address for the record, and give this Board a
16 brief overview of the proposed application or
17 any other items it wishes to highlight or
18 specifically bring to the Board's attention at
19 this time.

20 MR. MICHEL: Good afternoon, my name is
21 Matt Michel. Do you want my address or the
22 property address?

23 CHAIRWOMAN HAMMES: You can use the
24 property address.

25 MR. STOLAR: The business address is

1 fine.

2 MR. MICHEL: 400 Main Street.

3 I am currently the owner and operator of
4 1943 Pizza Bar, which resides in Stirling
5 Square at 300 Main Street, and I'm also part
6 owner of Brix & Rye which is our lower-level
7 cocktail bar. We have been in business now for
8 ten years. We operate year-round and I believe
9 we have been a good example of what a
10 responsible business looks like in the Village
11 of Greenport.

12 We are proposing a new three-story
13 building at 400 Main. This will include a
14 2,200 square-foot kitchen, pizza and takeout
15 area. It will encompass all three. A roughly
16 1,800 square-foot main restaurant, 900
17 square-foot bar area, and almost 1,200 square
18 feet of outdoor patio space.

19 We've also included two garage bays for
20 the storage of our pizza trucks. We have two
21 trucks that go out, they'll park in there,
22 we'll load them up in there and send them out
23 to parties.

24 On the second and third stories we are
25 providing five year-round two-bedroom

1 apartments, and one one-bedroom apartment.

2 We feel we have been very thoughtful
3 with the design of this building. We are
4 sensitive to the fact that there is an adjacent
5 neighborhood.

6 On that note we have included a
7 substantial landscape plan, to provide a
8 beautiful and functional buffer.

9 We have also pyramided the second and
10 third stories to make the building less
11 imposing. We are doubling the amount of
12 parking and improving traffic flow.

13 Currently, vehicles back out onto
14 Carpenter Street, causing confusion, congestion
15 and accidents. This would improve that, and it
16 create some street parking as well.

17 It's our intent to continue to function
18 in cooperation with the Town and neighborhood,
19 adding value while observing the existing
20 character that makes Greenport so special.

21 Thank you.

22 CHAIRWOMAN HAMMES: All right. I'll
23 start out. As a preliminary note I do want to
24 thank you very much for incorporating the
25 residential apartments in the plan. As many of

1 you may be aware, the Village and surrounding
2 area is facing a critical shortage of housing.
3 I note the Village has recently elected to
4 apply to the State of New York to be treated as
5 a pro-housing community and as such any
6 additional housing that people can provide is
7 really greatly appreciated, and I think the
8 Board of Trustees has made it a clear priority
9 to incentivize additional housing.

10 I have a couple of questions and notes
11 for consideration and then we'll kind of move
12 down the line.

13 I think the first thing I was hoping
14 was, you can kind of just walk through
15 generally both the pedestrian and traffic flow
16 of the proposed plan. I mean, it looks to me
17 like there is really one principal ingress and
18 egress for people coming in and out of the
19 restaurant on Central Avenue?

20 MR. MICHEL: Yes. So we decided that the
21 best main entrance for the property would be on
22 Central. And just because Main Street gets
23 congested, and also we intend on, once someone
24 comes in the building, getting them seated
25 right away.

1 We do have also a waiting area where
2 people will be able to go, and people are
3 waiting for pizza, they will be able to hang
4 out at the bar. So I don't anticipate like a
5 large number of people gathering outside, which
6 I could see might be a concern for people.

7 I believe we'll have enough seating to
8 accommodate most of the people that come in,
9 and if not, make a plan for them to come back.
10 That's what we currently do, we take someone's
11 name and phone number and text them when we
12 have a table ready.

13 So I don't anticipate there being a lot
14 of people waiting outside, if that's a concern.

15 CHAIRWOMAN HAMMES: Yes, that's helpful.
16 Also, I just wanted to confirm there wasn't any
17 other --

18 MR. MICHEL: There isn't any other. The
19 only other entrance would be for the
20 apartments, which would be on Main Street. So
21 there would be a cutout there, with probably a
22 gate. I don't know how that's going to work.

23 CHAIRWOMAN HAMMES: You said on Main
24 Street?

25 MR. MICHEL: I believe on Main Street is

1 the entrance to the second story of the
2 apartments. That's correct. And then for the
3 third story it will be in the back.

4 CHAIRWOMAN HAMMES: Yes, over in the side
5 yard.

6 MR. MICHEL: Yes. So that would be only
7 for apartment tenants.

8 CHAIRWOMAN HAMMES: All right.
9 (Perusing). Okay, so I had not focused on that,
10 but that does raise a question with respect to
11 tenants loading and unloading, and the
12 placement of that entrance, how easy it's going
13 to be for them to, you know, I think just off
14 the cuff, we don't want people double parking
15 on Main Street to run in with their stuff.

16 MR. MICHEL: Yes. I would anticipate them
17 being able to find a parking spot to move in
18 and out of their apartment, but I can't really
19 speak to whether or not that would be a
20 problem. I could definitely look at that,
21 though.

22 CHAIRWOMAN HAMMES: Yeah, I just, when
23 you get the memos from us, I don't know if
24 you've looked at any of the prior memos online
25 that the Village --

1 MR. MICHEL: No, I didn't.

2 CHAIRWOMAN HAMMES: They are online if
3 you want to go online, they are available, if
4 you want to see some kind of idea of what is
5 expected from us.

6 MR. MICHEL: Okay.

7 CHAIRWOMAN HAMMES: They've done one for
8 200 Main and one for The Greenporter. They are
9 around the time they would have been issued.
10 So a couple of months ago. But they give you
11 some idea of the kind of memo you are going to
12 get from us, and really a lot of the stuff that
13 is said today is going to be reflected in that
14 memo as items we think you need to think about
15 and especially address as you go through this.

16 MEMBER TALERMAN: And that is the only
17 entrance to the residential portion?

18 MR. MICHEL: That is for the second story
19 and in the back is the entrance for the third
20 story. The back part.

21 MEMBER CREEDON: That's a separate
22 entrance for each floor?

23 MR. MICHEL: I think that's how we have
24 it shown, separate entrance for each floor,
25 yes.

1 MEMBER CREEDON: Okay. And is the second
2 and third floor accessible --

3 (UNRECOGNIZED AUDIENCE MEMBER):

4 (Inaudible dialogue between Mr. Michel
5 and unrecognized audience member).

6 MR. NOONE: Folks, folks --

7 CHAIRWOMAN HAMMES: One person at a time,
8 please. I mean, if you want to have Joan come
9 up and speak, you can. Joan, you'll need to
10 state your name and address. I can't have
11 people talking from the audience.

12 MR. MICHEL: So I guess it's one entrance
13 from the first floor to the second and third.
14 I misunderstood.

15 CHAIRWOMAN HAMMES: Okay, just
16 interesting, because on the A-1 first floor
17 plan, there is this other entrance and exit on
18 back that looks like it goes -- oh, that goes
19 to the basement, I guess. Is there a basement?

20 MR. MICHEL: A small basement just for
21 access to plumbing and possibly storage.

22 CHAIRWOMAN HAMMES: All right. So just
23 so you know, like this is one thing we'll want
24 to understand better, the placement vis-a-vie
25 the ability of people that might be coming with

1 their groceries or whatever, to get, without
2 creating a problem on Main Street with parking,
3 okay?

4 MR. MICHEL: All right.

5 CHAIRWOMAN HAMMES: All right. So, just
6 going back again. So the main entrance is on
7 Central. You said you're going to have a
8 waiting area. Is that really, just looks like
9 it's identified as the bar on here or is there
10 some other space on here that we should
11 consider?

12 MR. MICHEL: Inside to where the hostess
13 is, there'll be some chairs there. I believe
14 there is enough room for that. It's not a
15 large waiting area, but.

16 CHAIRWOMAN HAMMES: Can you tell us
17 where you anticipate having the hostess? I
18 don't see it on the drawing.

19 MR. MICHEL: (Indicating). So this is
20 all waiting area here.

21 CHAIRWOMAN HAMMES: Okay, good.

22 Um, one thing I would note for you, just
23 generally. I have a couple more things, but
24 while I'm at it, your lot coverage calculations
25 and things, I think you guys may have been

1 looking at the pre-existing code, so you'll
2 need to go back and double check you are
3 looking at the current code, which is not part
4 of the full code that is online. You would
5 have to go to Local Law #3 that's posted
6 separately under "New Laws." Because I think,
7 for instance, on the parking calculation you're
8 using square footage, and that's not the right
9 calculation anyway.

10 MR. MICHEL: No, I calculated that we'll
11 need 52 parking spaces, according to the plan.

12 CHAIRWOMAN HAMMES: I see you have here
13 it's per 300 square-feet, and that's not right.

14 MR. MICHEL: What's that?

15 CHAIRWOMAN HAMMES: I said, on the chart,
16 anyway, it says per 300 square-feet. And that's
17 not correct.

18 MR. MICHEL: Oh, okay.

19 CHAIRWOMAN HAMMES: So, I don't want to
20 get into a discussion about how many parking
21 spaces this needs or doesn't need. It's going
22 to have to be done with the Building Department
23 when the final application comes in. But it's
24 going to be based on occupancy, and so one of
25 the things that I would ask you, and you'll see

1 in the memo, is for you to spell out what you
2 contemplate total occupancy to be, as well as
3 break it down among the various uses.

4 MR. MICHEL: Can you confirm that that
5 number is roughly around 50 parking spaces? Is
6 that accurate?

7 CHAIRWOMAN HAMMES: I don't know. I
8 don't know. That's a Building Department
9 question. But, I mean, I think it's kind of a
10 chicken and the egg, because they're going to
11 say what is your occupancy and how many
12 employees are you going to have. Because
13 that's the current code, as you know, for this
14 particular type of establishment says, I think
15 it's one per every five seats of occupancy,
16 plus one for every two employees.

17 And so, the Village doesn't know what
18 you are contemplating for your actual
19 occupancy. That would include any seats
20 outside, which is not necessarily subject to
21 your Certificate of Occupancy limit.

22 So one of the things that we are going
23 to ask you for, and frankly, if you can let us
24 know when you come back in July, it would be
25 helpful with what you're thinking in terms of

1 what your occupancy is going to look like terms
2 of the number of people you think the bar would
3 hold, the patio would hold, the restaurant
4 would hold.

5 MR. MICHEL: Great. Can I ask you how,
6 does it matter that this is a pre-existing
7 building with like ten parking spaces? So you
8 completely change that. But the goal is --

9 CHAIRWOMAN HAMMES: Look, it's not my
10 goal. It's not my intention to --

11 MR. MICHEL: No, I know that --

12 CHAIRWOMAN HAMMES: It's not -- I
13 shouldn't say no. I shouldn't say no, because
14 it's not my interpretation to make. It's going
15 to be a Building Department interpretation to
16 make. But I'm fairly certain that their
17 interpretation will be that this is a new build
18 that is subject to the current code parking
19 requirements.

20 But, again, without giving into a debate
21 with you about parking and what I think about
22 parking or what you think about parking or what
23 anybody else thinks about parking. I'm
24 actually less focused on parking on this
25 project. As we work through this you'll find

1 my particular concern is about traffic flow,
2 which relates inclusively to parking, but, I
3 mean, so, you know, the amount of parking this
4 requires and whether or not you need a variance
5 or you're going to have to apply for some other
6 relief, like through the payment in lieu of
7 provisions, is something that the Village would
8 work through with you with the final
9 application. I can't really tell you that.

10 We'll highlight it in the memo to you.
11 We'll ask counsel to confirm on these points.
12 But that's not something we are going to get
13 into a debate right now.

14 MR. MICHEL: Okay.

15 CHAIRWOMAN HAMMES: Okay, so, related
16 though, and again, not about the number of
17 spots, but, and you'll see this again when we
18 send you the memo.

19 On the parking that you've sketched out
20 on here, I mean, I think there are a couple of
21 concerns that the math doesn't work in terms of
22 this requirement for the size of the space and
23 how the turnaround, and there is no room for a
24 turnaround on the east end, and so logistically
25 there's going to be some questions we have

1 about that.

2 But, related to that, I guess, or
3 unrelated to that, I mean, is this going to
4 just be a free-for-all parking area back here?
5 Or do you plan on allocating this parking in
6 some way, shape or form?

7 MR. MICHEL: I guess I don't know what
8 would be required of me. I would think it
9 would be parking for our customers would be the
10 hope, but --

11 CHAIRWOMAN HAMMES: No, that's fine, I
12 mean, it's just a question because, for
13 instance, assuming that you are not required --
14 again, I'm being careful with my choice of
15 words here because I'm not in the Building
16 Department and I don't make the determinations.

17 But let's assume that you don't have to
18 provide parking for the apartments, you still
19 have to realistically understand that those
20 people are going to be looking for a place to
21 park. So are you going to tell them you're not
22 allowed to park back there, these are reserved
23 for the restaurant. That's the kind of
24 questions, that's the kind of thing I was
25 trying to understand.

1 MR. MICHEL: Yeah, I think that's going
2 to depend on your recommendation a little bit.
3 But, I didn't plan on having the apartments
4 park there. But I had not really thought much
5 about it either.

6 CHAIRWOMAN HAMMES: I'm not saying that
7 you should, I didn't say, you know --

8 MR. MICHEL: I really hadn't thought
9 about it that much.

10 CHAIRWOMAN HAMMES: Okay.

11 MR. MICHEL: I think it's just trying to
12 provide enough parking spaces that seems
13 reasonable for the building we are putting
14 here, compared to, you know, what else people
15 have put in in town. It seems pretty
16 reasonable. But, you know, that's kind of
17 where we're at there.

18 CHAIRWOMAN HAMMES: Okay, so, again,
19 following up on the traffic flow issue, you've
20 got this patio number two, is outside, I
21 believe is where the entrance, egress and
22 ingress is for the garage.

23 MR. MICHEL: Yeah, I can answer that
24 quickly. That's listed as patio number two.
25 That's just because it's the same material, I

1 believe, as the patio. The trucks are pulling
2 out there and leaving.

3 CHAIRWOMAN HAMMES: So this is just going
4 to be a driveway for trucks.

5 MR. MICHEL: Yes, yes.

6 CHAIRWOMAN HAMMES: Okay. So another
7 thing that you'll see that is part of this
8 whole conversation we're having, but just so
9 you are aware of my thinking again, because
10 that's the purpose of this.

11 MR. MICHEL: Yup.

12 CHAIRWOMAN HAMMES: Is I know that you do
13 a lot of takeout and pickup, and you mentioned
14 that, and you have a waiting area and all.

15 I mean, realistically, whether it's
16 right or wrong, right now people often times
17 use the Chase parking lot when they're running
18 in to get their pizza from you. You're not
19 going to have that here, so in some way we'll
20 ask you to think about how you are going to
21 handle those cars. Because we can't have people
22 double-parked out on Central Avenue.

23 MR. MICHEL: I would ask you to think
24 about, you know, how every other business
25 handles that.

1 CHAIRWOMAN HAMMES: Well, I don't think
2 other business have as much takeout traffic as
3 you, without more substantial parking.

4 MR. MICHEL: I mean, we time our takeout
5 time, so we basically, when people pick up, we
6 have allotted times. We do three to five pizzas
7 right now every five minutes. And usual three,
8 for takeout. That's one or two people per five
9 minutes. If people are picking up.

10 I believe the number will be about the
11 same because we'll be able to seat a lot more
12 people in the restaurant. We might increase
13 our takeout. I'm not sure yet, but.

14 CHAIRWOMAN HAMMES: These are one and two
15 orders per five minutes?

16 MR. MICHEL: Like, that would be the
17 most. It's not, you know.

18 CHAIRWOMAN HAMMES: When you're busiest.

19 MR. MICHEL: Right, right, when we're
20 busy. And so it's not like ten cars pulling up
21 at one time. It's typically one to two cars
22 every ten minutes.

23 CHAIRWOMAN HAMMES: Understood. Okay, I
24 also think under the code, again, this is not
25 my determination because I can't make it, but I

1 think you are probably going to need to provide
2 a loading zone on the property or get a
3 variance for that.

4 MR. MICHEL: Okay. A loading zone for
5 like trucks to come in?

6 CHAIRWOMAN HAMMES: Yes.

7 MR. MICHEL: I'm thinking, because the
8 timing will be, we can schedule deliveries
9 early. So like they can back right into the
10 driveway at a certain time.

11 CHAIRWOMAN HAMMES: Understood, but there
12 is a code, if the code requires you to have it,
13 then you'll either have to have it or create a
14 variance for it, and you would just justify the
15 variance --

16 MR. MICHEL: Do you know where we ended
17 up on the loading zones that were proposed in
18 the Village? Like I know there was one proposed
19 on Central at one point, next to the theatre.

20 CHAIRWOMAN HAMMES: I believe there is a
21 loading zone there, but again, the problem is
22 that the code, I think, again, and this is not,
23 I don't know how the Village will interpret
24 this in terms of your building, but I think if
25 you look at Section 150-16, I believe it's (b),

1 off-street loading requirements. In certain
2 instances, a building is required to
3 specifically have a loading zone onsite. Not
4 withstanding --

5 MR. MICHEL: Yes, we could look at that.

6 CHAIRWOMAN HAMMES: So that was really
7 more my point, to make you aware that that's
8 another thing that has to be looked at and it
9 may or may not impact the area.

10 MR. MICHEL: Yes, I just would -- a lot
11 of business that didn't have loading zones, I
12 know they talked about having Central loading
13 zones, which if that one was on Central, that
14 would be perfect.

15 CHAIRWOMAN HAMMES: Understood. I'm just
16 looking to see if I have anything else at a
17 high level right now. (Perusing).

18 I'll just, the final point I'm going to
19 address and then we'll start with Shawn and
20 work our way down, is I know in your narrative
21 you questioned the need for a community impact
22 report. That is going to be required for this
23 application. It falls within the definition of
24 significant application in several different
25 ways.

1 So that's something you'll have to put
2 together for this, and we have been telling
3 everybody that has to do these, and there's a
4 number of applications that have to do them at
5 this point, that if, when you do that, it's
6 something you should start on sooner rather
7 than later. It's not going to be we just
8 satisfy this. There will have to be some
9 analysis associated with it, okay?

10 MR. MICHEL: Do you have definitions of
11 what that looks like, or --

12 CHAIRWOMAN HAMMES: Well, the community
13 impact report is defined in the code itself. It
14 tells you what needs to be addressed. But, for
15 instance, it will tell you you've got to
16 address the conditional use criteria, and you
17 can't just say we satisfy that conditional use
18 criteria. You'll have to say, we believe -- and
19 you started to do it in your narrative. You'll
20 have to say we believe that we satisfied this,
21 or we adequately addressed this because of x, y
22 and z. That kind of thing.

23 MR. MICHEL: Okay.

24 CHAIRWOMAN HAMMES: Okay? All right, I
25 think that's all I have right now. I think you

1 probably get a sense that my concern is going
2 to be on traffic flow and pedestrian flow at
3 the property.

4 Some of my other colleagues are going to
5 have some other concerns and so I think we'll
6 just start with Shawn and work our way down.

7 MEMBER BUCHANAN: I don't really have any
8 questions. I think this seems very thorough
9 and as I look at it, I love the fact that there
10 is so much housing. I think that's really
11 important.

12 I do think that, you know, I may have
13 some questions about, after I hear from some of
14 the residents and people around that neighbor
15 the property, but I feel pretty good with what
16 I heard so far.

17 MR. MICHEL: Thank you.

18 MEMBER WALTON: So you've already
19 addressed a few of the things that I was going
20 to ask about, specifically the patio area,
21 access to the garage, et cetera. So those have
22 been addressed. And also relating to the
23 parking lot operations, Patricia already
24 mentioned, the Chair already mentioned, the
25 inability to turn or the difficulty in turning.

1 MR. MICHEL: We'll have to look into
2 that.

3 TRUSTEE WALTON: Yes.

4 MR. MICHEL: Okay.

5 MEMBER WALTON: So we talked about that.
6 And as well as the loading and unloading was on
7 my list.

8 I noted that -- it would be helpful if
9 you can described in a little more detail your
10 landscaping proposal in terms of location of
11 that for the Board.

12 MR. MICHEL: Okay. You did see the
13 landscape plan, correct?

14 MEMBER WALTON: I did.

15 MR. MICHEL: Okay, so that's not even my
16 vision, necessarily. We hired someone to do it,
17 but I can do my best.

18 So the idea is that we layered the
19 plantings, so we have some, all the things that
20 shield the road, um, offer some noise
21 protection, I know we have hedges on the
22 residential sides that are meant to grow taller
23 and shield the view, and also help with noise.

24 Um, there are some trees that will
25 provide shade. It's meant to be a three-foot

1 buffer that grows at different heights and
2 that, you know, is beautiful year-round, I
3 believe, is the intention.

4 But I think, you know, next time we
5 could ask Kat (sic) to come here and maybe
6 describe in detail what she was thinking.

7 CHAIRWOMAN HAMMES: I think that would be
8 helpful, to come in on the 12th as well.

9 MEMBER WALTON: And in fact you are
10 saying it would start at three feet in the --

11 MR. MICHEL: I actually don't know the
12 height it would start at. I'd have to look into
13 it. Some of the things would be taller. I
14 mean I think it's also up for debate, you know,
15 if it needs to be taller, we could pay more
16 money for landscaping. So I think that's, if
17 there's some specifications there, we could
18 adhere to that.

19 MEMBER WALTON: I do think both from the
20 perspective of the esthetics as well as noise
21 buffering for the residential area, that that
22 would be a point of interest.

23 MR. MICHEL: Yeah, for sure.

24 MEMBER WALTON: So that would be very
25 helpful.

1 And I also wanted to ask about your
2 thoughts in terms of the apartments that are
3 being provided. Obviously they need to be
4 year-round.

5 MR. MICHEL: Yes.

6 MEMBER WALTON: But what's your thinking
7 in terms of who the occupants of those
8 apartments might be; is there any affordability
9 elements to it.

10 MR. MICHEL: I don't have a specific
11 affordability element to it, except I would say
12 they are year-round, which as you know most
13 apartments are eight months here. Affordable
14 for eight months and not affordable for four
15 months.

16 So in that way I would say they are
17 affordable. I think -- I don't really know who
18 is going to be housed there yet. Definitely
19 probably some workforce, I know a ton of people
20 looking for housing, so two individuals sharing
21 a place, I could see that happening. I can see
22 families as well. I don't really, it's hard to
23 anticipate, I guess, at the moment.

24 MEMBER WALTON: But that is helpful in
25 and of itself.

1 CHAIRWOMAN HAMMES: If I can just speak a
2 point on that. Because we made it at the last
3 hearing for the other application.

4 Just so you are aware, one of the things
5 that we understand the Trustees are discussing,
6 in terms of further code changes, would be, as
7 you know right now, the third-floor will
8 require a variance. It's not permitted
9 as-of-right.

10 There has been some talk, and I don't
11 know when this will get passed or if it will
12 get passed, but I'm just making people aware of
13 this, that there has been some talk about
14 amending the code to specifically allow a third
15 floor as-of-right, as long as 50% of the
16 apartments in the building, and that is, I
17 don't know what the affordability criteria
18 would be. That obviously is not the case right
19 now.

20 If for some reason that law gets passed
21 before you have a building permit, my
22 understanding from counsel is that you might be
23 subject to those requirements. So it's just
24 something that you need to be aware of that's
25 out there, and keeping an eye on, because

1 obviously that might affect your, you know, how
2 you are evaluating your economics.

3 MR. MICHEL: And what are the
4 restrictions for other people now in terms of
5 rentals? Because I do see those, you know, I'm
6 curious about those rentals that are for four
7 months, or monthly.

8 CHAIRWOMAN HAMMES: So right now
9 everything downtown is supposed to be subject
10 to a 12-month lease, and if it isn't, it's up
11 to the Village to enforce that. But there is,
12 under Village code, no building can have a
13 short-term rental in the Commercial-Retail
14 District after last year's code change.

15 MR. MICHEL: One-month, two-months,
16 doesn't matter.

17 CHAIRWOMAN HAMMES: That's not
18 specifically permitted. Now, I'm not the
19 enforcement police --

20 MR. MICHEL: Okay, right. Right. I was
21 unclear --

22 CHAIRWOMAN HAMMES: (Continuing) but
23 that's my understanding is it's been -- well,
24 even before the code changes, that was what the
25 code implicitly said. It's much clearer now in

1 the code that in order to get a permit you have
2 to show that there is a 12-month lease in place
3 before you talk about full-time housing, I
4 think.

5 So, yeah, just so you know, what I just
6 told you is the same thing, 140 Main is talking
7 about building up two floors for apartments.
8 We told them the same things. I don't want you
9 to feel you are being a target.

10 MR. MICHEL: No, no, I understand.

11 CHAIRWOMAN HAMMES: I feel it's better
12 for people to be aware of possible things that
13 might be coming that they need to factor into
14 their thinking.

15 MR. MICHEL: Right.

16 CHAIRWOMAN HAMMES: Sorry, anyway, I just
17 thought that --

18 MEMBER WALTON: No, no, excellent point.

19 I guess reading through your
20 application, you answered the question, or the
21 question was answered, that the action would
22 not result in a substantial increase in traffic
23 above present levels. And I was just curious
24 what your thinking is on that, given that the
25 present levels are not significant.

1 MR. MICHEL: Well, they're not
2 significant because it's a vacant lot. I mean,
3 you know, I think it's like, I could start a
4 whole new business and, you don't know me and,
5 like, you would like have to treat this kind
6 of, not based on the fact that we are a
7 functioning business who actually has people. I
8 mean, we are looking at the old business which,
9 let's just say they weren't busy, so they are
10 fine, they don't need parking spaces. But the
11 idea behind having a business is to have
12 patrons.

13 So this was operating there. I feel
14 like they had busy times, and I don't remember
15 parking being an issue over there, or traffic
16 flow. So, I mean, even they had busy days.

17 MEMBER WALTON: Has there been any
18 traffic analysis done in the immediate area of
19 the proposed --

20 MR. MICHEL: There has not, no.

21 MEMBER WALTON: Okay. And then just one
22 other thing and I'll let some others speak. I
23 noted also on the application, or note in
24 general, that I believe that that site was a
25 gas station, going back in history?

1 MR. MICHEL: Yes.

2 MEMBER WALTON: And so there might be
3 some surprises when you are tearing down the
4 structure, you are not just building on, you
5 know, existing --

6 MR. MICHEL: We have had a preliminary
7 environmental done, so. But, yes, of course.

8 MEMBER WALTON: Yes. Okay, thank you.

9 MR. MICHEL: Thank you.

10 CHAIRWOMAN HAMMES: Thank you.
11 Elizabeth?

12 MEMBER TALERMAN: We've touched on most
13 of the questions that I had, but I'll ask again
14 so that you have an understanding of what my
15 areas of concern are.

16 MR. MICHEL: Sure.

17 MEMBER TALERMAN: And the first one has
18 to do with landscaping, and particularly along
19 Carpenter Street, as a novice gardener, I see
20 that those plants are lower than the Thuja
21 hedge on the side where you are adjacent to a
22 home. And one of the things that I think is
23 important is, given that you are on Carpenter,
24 and that Carpenter and behind Carpenter
25 residences, that might be an opportunity to go

1 a little bit bigger with the landscaping.

2 MR. MICHEL: On Carpenter.

3 MEMBER TALERMAN: Yes.

4 MR. MICHEL: I believe that's intended to
5 be taller, but, yeah, I'll have to look into
6 that.

7 MEMBER TALERMAN: Yes. I'm seeing things
8 like Spirea and lovely sort of three-foot
9 bushes.

10 MR. MICHEL: Yeah, I think some of it is
11 smaller and then the main portion of it is the
12 tall hedge. I don't know for sure. I would have
13 to look at it.

14 MEMBER TALERMAN: Yup. And i don't know
15 for sure either.

16 MR. MICHEL: All right.

17 CHAIRWOMAN HAMMES: Again, just on that
18 point, this is one of the points that is more
19 technical, is that you need to double-check
20 with whoever is doing your drawings and the
21 like, that your sizing and your spaces and the
22 room for the traffic going in and out.

23 Because somebody did the calculation for
24 us, said that based on the parking that you are
25 proposing, you only have two feet of extra

1 spare space between landscaping and access to
2 the building. Which I don't think would work
3 for what you're proposing.

4 So I would say, just please go back and
5 double-check that.

6 MR. MICHEL: Okay. Can you say that one
7 more time? Two feet of --

8 CHAIRWOMAN HAMMES: My understanding is
9 once you did the calculation of the required
10 size of the parking spots and the lane for the
11 traffic to go in and out, is that the math
12 worked out to 60 feet, or whatever it was, and
13 given the amount that you had, it would really
14 only leave you with two feet of extra space to
15 do both your landscaping and have an area
16 before the building.

17 MR. MICHEL: Okay.

18 CHAIRWOMAN HAMMES: I think your
19 elevations may also be off, too, but that would
20 be in the memo, and you would be able to
21 correct that. But the parking I think is
22 something that you need I think early on,
23 because that obviously affects your overall
24 plan.

25 MR. MICHEL: Okay.

1 CHAIRWOMAN HAMMES: And so just go back
2 and make sure you are looking at the code and
3 doing the calculations of that, and I guess the
4 building code in terms of what the space has to
5 be and you think that you really are going to
6 have enough other excess space for your
7 proposed landscaping and the like.

8 MR. MICHEL: Okay.

9 MEMBER TALERMAN: The next question I
10 had, you've been asked, and so it's important
11 to pay attention to the apartments, market rate
12 or rent controlled, or some kind of accessible
13 housing, and would there be a preference for
14 workforce housing versus just typical market
15 housing, short-term versus long-term. I think
16 that having housing, of any kind, is a bonus.

17 MR. MICHEL: Yeah, right. One year on the
18 housing and hopefully the rates would drop on
19 the housing.

20 MEMBER TALERMAN: Yes. I just made a note
21 to myself of whether or not, and to look this
22 up, whether the area that your trucks would
23 pull in and out of, could be a loading zone or
24 not, and could take up some of that takeout
25 traffic, the very temporary kinds of traffic

1 when you are not loading supplies in and out.
2 And I would have to go back and look at the
3 vote on that.

4 MR. MICHEL: Right. I wonder if we could
5 also put a, you know, "no-parking, loading
6 zone", like I've seen in a lot of towns, in
7 front from, you know from 7:00 a.m. to 11:00
8 a.m., or something.

9 MEMBER TALERMAN: Right.

10 CHAIRWOMAN HAMMES: That's something the
11 Board of Trustees would have to pass. I believe
12 it's part of traffic, and the Trustees --

13 MR. MICHEL: Yeah, okay.

14 MEMBER TALERMAN: But something to look
15 at. Because you've got that space, you are not
16 going to be putting dining there, and it could
17 potentially create some traffic relief or
18 stopping people from trying to double park. I
19 admit to parking in Jay's (sic) to get my
20 pizzas.

21 MR. MICHEL: Yeah.

22 MEMBER TALERMAN: And also, to be
23 thoughtful about addressing the need for
24 residents to park and guests to park. Your
25 patrons.

1 Of course you need patron parking. And
2 residents have to put their cars somewhere. So
3 thinking about how to address both of those
4 when you respond.

5 And I guess the only other set of
6 questions that I have relates to the fact that,
7 the existing conditions notwithstanding, that
8 when you build essentially lot line to lot
9 line, we create more of a situation for water
10 not to be absorbed. And we have water issues
11 all over this place.

12 And so I'm not practiced enough at
13 looking at all of these diagrams yet to really
14 have looked at how you are going to be able to
15 deal with storm water, and how that flows
16 appropriately so that it's either not polluting
17 the waterfront and so that it's not creating a
18 situation where you have flooding and the local
19 area has flooding.

20 MR. MICHEL: Right. I think we'll look
21 into that more, but I'm pretty sure Joan might
22 have an answer for that, so I can let her come
23 up after.

24 MEMBER TALERMAN: Great. Those are the
25 concerns and questions that I have.

1 MR. MICHEL: Thank you.

2 CHAIRWOMAN HAMMES: Dan?

3 MEMBER CREEDON: Thank you. I have a
4 couple of questions that I'm struck by
5 something.

6 You've eliminated ten or so, eight, I'm
7 not sure, I didn't count them, parking spaces,
8 for customers along Carpenter Street, right?

9 MR. MICHEL: On Central.

10 MEMBER CREEDON: On Central.

11 MR. MICHEL: On Central there's about
12 nine or so parking spaces that back out into
13 the road, and by eliminating those -- sorry.

14 MEMBER CREEDON: Well, you eliminated
15 those, and then you're adding, what is it, 20
16 spaces for patrons. But I'm struck that there's
17 no parking for residents who are going -- well,
18 some of them might --

19 MR. MICHEL: Well, that's not parking for
20 residents currently. That was Emilio's parking.

21 MEMBER CREEDON: Where?

22 MR. MICHEL: The one we're eliminating
23 was --

24 MEMBER CREEDON: On Central.

25 MR. MICHEL: Yeah, that was parking for

1 Emilio's facing the building. It's not parking
2 for residents.

3 MEMBER CREEDON: I know that. I
4 understand that.

5 But what I'm saying is that --

6 MR. MICHEL: You just said it was for
7 residents, I thought.

8 MEMBER CREEDON: No, well, what I meant
9 to say, I thought I did, is that you eliminated
10 parking for patrons on Central.

11 MR. MICHEL: We intended to make a safer
12 traffic situation, so there's parking that goes
13 straight into the building and backs out on
14 Central.

15 MEMBER CREEDON: No, I understand that.

16 MR. MICHEL: So it would create three or
17 four parking spaces on the curb there. So that
18 would be a new curb, it would be hopefully a
19 sidewalk and --

20 MEMBER CREEDON: I guess what I'm getting
21 at is, you know, I'm not a traffic engineer, I
22 don't know if that's safer or less safe. I
23 mean, I know I did it, lots of people did it.
24 Because they were marked. There were lines
25 there. You're not putting in any parking spaces

1 for the residents of your apartments. That's
2 what I'm getting at; is that correct?

3 MR. MICHEL: I think we spoke about that
4 and I think I was unclear about whether or not
5 there would be --

6 CHAIRWOMAN HAMMES: Dan, I think the
7 answer to that is there is going to be a
8 parking calculation by the Village as part of
9 this. I believe that the determination will be
10 that that parking calculation doesn't include
11 spots for the -- doesn't include, as a
12 calculation matter, spots for the apartments.
13 But it is valid that the people are still going
14 to have to park somewhere, even though it's not
15 required by code to provide those.

16 I asked the question about how he's
17 planning to manage that parking lot. I think
18 he said he's looking for some direction from us
19 on that point, as well. So I don't think he's
20 given really any thought to it, is basically
21 the answer.

22 MEMBER CREEDON: Okay, so that was one
23 concern that I had.

24 Another question is, do you know what
25 the percentage is of the lot coverage?

1 CHAIRWOMAN HAMMES: It's on the thing.

2 It's less than the --

3 MEMBER CREEDON: 40%?

4 CHAIRWOMAN HAMMES: No, no, it's only,
5 lot coverage is 36.9% and he's allowed up to
6 40%.

7 MEMBER CREEDON: Right. So it's less than
8 40. Okay.

9 CHAIRWOMAN HAMMES: Assuming that what's
10 on here is correct.

11 MEMBER CREEDON: And then, and maybe I'm
12 wrong. I thought I heard this. I want to talk
13 about the entrances.

14 Is there one entrance into the
15 restaurant and the exit, same one?

16 MR. MICHEL: Yes.

17 MEMBER CREEDON: In and out, it's the
18 same --

19 MR. MICHEL: Yes.

20 MEMBER CREEDON: And is that legal? Or
21 you don't know?

22 MR. MICHEL: Claudio's has --

23 MEMBER CREEDON: I don't want to hear
24 about Claudio's.

25 MR. MICHEL: I'm saying, they have 150

1 seats, and they have one entrance in and one
2 entrance out.

3 MEMBER CREEDON: Listen, we've had issues
4 with --

5 MR. MICHEL: I'm just saying --

6 (Mr. Michel and Member Creedon are
7 speaking simultaneously).

8 CHAIRWOMAN HAMMES: Claudio's doesn't
9 have an approved site plan.

10 MEMBER CREEDON: We've had issues with
11 Claudio's and other businesses and they are not
12 here in front of us right now. You are.

13 Claudio's is 100-150 years old. There
14 are other businesses -- no, let me finish.
15 You're building a new building, and there are
16 new codes, and you're either going to have to
17 comply with the new codes or get a variance,
18 irrespective of what Claudio's or somebody else
19 is doing.

20 MR. MICHEL: I understand, Daniel. Thank
21 you.

22 MEMBER CREEDON: Okay. So that's why I'm
23 asking you is it one way in -- well, I don't
24 know. I asked him, and he said it's one way in
25 and the same way out. And.

1 CHAIRWOMAN HAMMES: The other thing, I
2 believe, is for staff to go in and go out and
3 people to go in and out to the patio.

4 MEMBER CREEDON: Right. And then I'm
5 concerned -- and I don't object to the
6 apartments. I'm not objecting to the apartments
7 at all. I'm concerned about the entry and
8 exits. And do you have, and I heard the
9 question, but I wasn't clear on the answer.

10 Is there a separate entrance for the
11 second floor and the third floor or can you
12 walk, do you walk in one and access them both?

13 MR. MICHEL: You walk in the first floor
14 and access them both. And I think this is
15 going to have to go to, like fire safety and
16 code, like someone else is going to have to
17 speak on this. Because we proposed it and
18 we're looking for feedback.

19 So if there is feedback, we welcome it.
20 I think we were under the understanding, based
21 on the code, and maybe Joan can expand on this,
22 that that would be what was required.

23 So if we need to go to another level of
24 safety and add another exit or something, that
25 can be talked about. I'm unclear on that.

1 So as of right now we have one entrance
2 and one exit.

3 MEMBER CREEDON: It's the same one?

4 MR. MICHEL: Yes.

5 MEMBER CREEDON: For the apartments, not
6 just the restaurant.

7 MR. MICHEL: For the restaurant, and then
8 the apartments is the same. Up and down
9 through the same.

10 MEMBER CREEDON: Okay. Thank you. That's
11 all I have.

12 CHAIRWOMAN HAMMES: Thank you, Dan.

13 I think you get a sense of what some of
14 the areas of focus of concern is going to be of
15 the Board.

16 MR. MICHEL: Yes.

17 CHAIRWOMAN HAMMES: One final thing and
18 then unless someone else wants to speak on
19 this, I'll open it up to the public.

20 We did this with the two hotel projects
21 when they can in because they were in the
22 Historic District. And you don't have to go to
23 Historic before you file your filing plans, but
24 sometimes it's advisable to consult with them
25 upfront before you finalize your plans.

1 So to the extent that they're willing to
2 sit with you and you can get on their schedule,
3 I would just say it's advisable sometimes to
4 get some initial feedback from them, because
5 when you eventually get our report, you'll then
6 have six months to file your final full
7 application, and, you know, they will have a
8 preliminary hearing on it but then it will go
9 to ZBA and the Historic will take any action on
10 it. So they may change something that kind of
11 will be a little bit of a wrinkle.

12 So I think both hotels did meet with
13 them before the pre-submission, or during the
14 pre-submission period to get some initial
15 feedback so they were aware of what might be
16 coming down the pike. So I would just suggest
17 that you consider doing that.

18 MR. MICHEL: Okay, thank you.

19 MR. NOONE: And an informal meeting would
20 actually be at a meeting, so you would have to
21 be put on the agenda as an informal meeting. So
22 the next meeting would be in July, the third
23 Thursday in July, so we can talk about it if
24 you would like to be on the agenda.

25 MR. MICHEL: Okay. Do you know the date

1 in July?

2 MR. NOONE: I believe it's Thursday the
3 18th or Thursday the 20th. I can look.

4 MR. MICHEL: I was just curious.

5 CHAIRWOMAN HAMMES: This is not something
6 you have to do before we close the
7 pre-submission but I think it would behoove you
8 to do it before you finalize your final plans
9 for your final application.

10 MR. MICHEL: Can I ask her if she wants
11 to come up and talk?

12 CHAIRWOMAN HAMMES: Sure, that's not a
13 problem.

14 Joan, if you could just state your name
15 and address, and your role in this, please.

16 MS. CHAMBERS: My name is Joan Chambers,
17 I'm at 895 Greenfields Lane in Southold, and I
18 am the architect/draftsman/designer for the
19 job. It's a collaborative thing, but those are
20 basically my drawings.

21 I want to address storm water runoff
22 first. I started a pretty comprehensive plan
23 already, and we are going to collect every drop
24 of water from those roofs, bring it all down,
25 and drywell it all.

1 And I've basically finished it. I didn't
2 think you needed it at this point.

3 CHAIRWOMAN HAMMES: We don't need it at
4 this point. What we are trying to do is make
5 the applicant aware of the things that -- we
6 are going to issue a memo on it. It's going to
7 be a long memo, probably 20 pages long, because
8 that's how long they've been. A lot of it is
9 boilerplate, but we have to enclose this, we
10 have up to 45 days to do that. We'll get that
11 memo out.

12 One of the things it's going to tell you
13 is we need is we need a storm water.

14 MS. CHAMBERS: Okay. As I said, the storm
15 water runoff plans is basically done. And I'm
16 going to get it reviewed and certified by an
17 engineer who does this for a living, so we'll
18 know we are not going to be creating any floods
19 down Main Street or Central, okay? That is
20 important to us.

21 As far as your questions about entrances
22 and exits. When I originally designed this, I
23 had on Main Street a door where you would go up
24 a flight of stairs to the second floor, or you
25 would stay on the flight of stairs from the

1 landing and go up to the third floor.

2 I also put a second staircase down, all
3 right. So there was a way to come from the
4 parking lot in, and there was a way to come
5 from Main Street in. And when Matt made the
6 decision that he wanted to focus more on
7 renting longterm to families, we redesigned for
8 two bedrooms in these apartments. They were
9 all one-bedroom apartments when I first
10 designed them. And he said, no, no, no, no.
11 Every one needs two bedrooms because we're
12 looking for families or people who sharing an
13 apartment who work at the restaurant.

14 So when I redesigned, I eliminated that
15 staircase just for design purposes. But the
16 stairs that you see, the doorway that you see
17 come in from the parking lot, that's basically
18 split, it's behind the garage, between the
19 garage and the kitchen.

20 CHAIRWOMAN HAMMES: It looks like it
21 goes to the basement.

22 MS. CHAMBERS: It's the staff entrance
23 into the kitchen. It also could be an exit for
24 patrons. That's where I have a staircase can go
25 in there very easily, up to those second and

1 third floors.

2 What I would like to do is have a
3 meeting with the Fire Marshal and talk to him
4 about exiting these people properly from the
5 second and third floors. So that may change.
6 Okay? And that may make everybody a little bit
7 happier. Okay?

8 Any other questions?

9 CHAIRWOMAN HAMMES: Does anyone have
10 anything else?

11 (Negative response).

12 CHAIRWOMAN HAMMES: All right, so we'll
13 open this up to the public for comment. Please
14 remember as you come up to the podium, state
15 your name and address for the record, and keep
16 your comments as brief as possible.

17 And if they are going to be long, we
18 prefer to have them in writing. Okay?

19 So, whoever wants to come up, go right
20 ahead.

21 MS. KELBICK: Hillary Kelbick,
22 K-E-L-B-I-C-K, 161 Central Avenue.

23 So we are excited, we're big fans and we
24 are excited to welcome you to our neighborhood.

25 I had a question about --

1 CHAIRWOMAN HAMMES: You can direct your
2 comments to the Board. You can't address the
3 applicant.

4 MS. KELBICK: I'm sorry. My comments go
5 to you?

6 CHAIRWOMAN HAMMES: Yes. You may not have
7 been here in the beginning. I made, right at
8 the beginning, all comments have to go to the
9 Board and not to the applicant or anybody else.

10 So if you have a concern, you can
11 address us with the concern and we in turn can
12 decide whether we want to take it up with the
13 applicant. At this time we are more likely to
14 let him listen today and respond to everything
15 he wants to listen to on the 12th.

16 MS. KELBICK: Okay. My question/concern
17 is a restaurant, an outdoor patio, is there
18 music or other entertainment that will be part
19 of the plans for the restaurant, and if so,
20 will those activities stop at, you know, at a
21 reasonable hour, whatever is deemed a
22 reasonable hour. Thank you.

23 CHAIRWOMAN HAMMES: Next?

24 MR. MARTIN: Good evening. My name is
25 Eli Martin, and I live at 182 Central Avenue,

1 directly across the street from the site.

2 I have a quick question for you.

3 What is the notice requirement for this
4 project?

5 CHAIRWOMAN HAMMES: What do you mean?

6 MR. MARTIN: Are there any public notices
7 that go out to properties?

8 CHAIRWOMAN HAMMES: Did you not get a
9 public notice?

10 MR. MARTIN: No.

11 CHAIRWOMAN HAMMES: Do you have the
12 notices?

13 MR. NOONE: I do. Where is your home?

14 CHAIRWOMAN HAMMES: 182 Central Avenue.
15 It's right across the street.

16 MR. MARTIN: If you look at the radius
17 map, it's right within the 100-foot radius.

18 MR. NOONE: Then you would have gotten a
19 notice. What is your last name?

20 MR. MARTIN: The last name is Leete.
21 L-E-E-T-E.

22 MR. NOONE: Hold on. Susannah?

23 MR. MARTIN: Correct.

24 MR. NOONE: 215 Park Row, Apt. 3-A, New
25 York, New York.

1 MS. LEETE: 3-E is the apartment number.

2 MR. NOONE: I'll have to check. We get
3 the address off the tax rolls at Village Hall.
4 So I don't know how your address is on the tax
5 rolls.

6 MS. LEETE I get my bills.

7 MR. NOONE: I can believe that. I'll have
8 to check out how it was sent to the applicant.

9 MS. LEETE: Thank you.

10 MR. MARTIN: We are excited about the new
11 project, very much. We are fans of 1943 Pizza,
12 as you can see. But I do have some concerns.

13 One concern, and I don't want to insult
14 anybody, but I don't see a licensed
15 professional involved in creating these plans,
16 which I think is really important with respect
17 to site civil engineering and building codes.

18 CHAIRWOMAN HAMMES: Well, they'll have to
19 be approved by an engineer before they --

20 MR. MARTIN: I realize that. But, and I'm
21 surprised that they are able to submit to this
22 Board without that.

23 CHAIRWOMAN HAMMES: This is
24 pre-submission. They actually can just submit
25 conceptual at this stage. That's all

1 pre-submission requires. They have actually
2 given us more than they probably are required
3 for pre-submission. Also, the more materials
4 we get at pre-submission, the more feedback we
5 can give them.

6 And just so you know, we have our own
7 consulting engineer that is reviewing all of
8 this and will be giving us feedback as well.

9 MR. MARTIN: Right. I just think a
10 project of this scale would benefit --

11 CHAIRWOMAN HAMMES: Understood. It will
12 have to comply with all proper Building Code
13 requirements before a final application is
14 accepted.

15 MR. MARTIN: Okay.

16 Now, from my understanding of the 2020
17 New York State code -- and, by the way, I'm
18 very happy to see the residential units. I have
19 no issue with the third story. That's fine. I
20 know that's a variance request.

21 However, the new 2020 code requires a
22 handicap unit, and being that there is no
23 elevator in this building, it would have to be
24 on the first floor, so I just want to alert the
25 applicant that this is an issue. Okay?

1 Parking count is confusing, but you
2 brought that up. I would be curious to know
3 what the real parking count should be for a
4 restaurant. I didn't do the calculations.

5 And I do think a parking analysis would
6 be really important. So I recommend the Board
7 to request that, if possible.

8 Also, it's not clear to me where the
9 residents park and where the patrons park. You
10 brought that up.

11 With respect to the parking lot, it
12 would be nice if it was a permeable surface for
13 runoff, okay?

14 And with respect to the screening of
15 Carpenter Street, and, again, we live directly
16 across from Carpenter, it's important to have
17 solid screening for cars' lights. Okay?

18 And usually there would be a solid board
19 fence, and in front of that fence would be a
20 landscaped buffer, and the buffer, the fencing,
21 the planting should be more substantial in
22 terms of height.

23 I don't know the heights of the
24 planting, but it certainly should be more than
25 four or five feet, just to cover the headlights

1 of cars at least.

2 With respect to trash, I don't see any
3 provisions for resident trash and recycling.

4 CHAIRWOMAN HAMMES: That's part of the
5 file, and that would be highlighted.

6 MR. MARTIN: Yes. And the dumpster needs
7 to be defined, the enclosure needs to be
8 designed so we can review it, take a look at
9 it.

10 CHAIRWOMAN HAMMES: Would you care to
11 join the Planning Board? Or would you care to
12 write a report on it?

13 (Participants laughing).

14 MR. MARTIN: Well, I live across the
15 street, so I'm very interested, and I want it
16 to be a nice project. I'm really excited that
17 it's happening.

18 With respect to the entrance to the
19 parking lot, there's some substantial trees
20 there. I'm just curious what the applicant is
21 proposing for those trees, and I'm sure they'll
22 address that at some time. It doesn't seem to
23 work with the current parking lot layout.

24 CHAIRWOMAN HAMMES: I assume they are
25 probably taking them down, but.

1 MR. MARTIN: Okay, well, that's up to all
2 the Boards, so.

3 And also the planted buffer seemed to be
4 too narrow. And I think you brought that up
5 before. It think it needs to be a minimum of
6 five feet, which would reduce the size of the
7 parking lot, which is probably a little too
8 narrow, which would reduce the footprint of the
9 building. So it needs to be a little work
10 done.

11 I would also like to know the hours of
12 operation for loading, unloading, trash
13 removal. I know sometimes they come at like,
14 you know, one or two in the morning. It would
15 be nice to know what kind of schedule that
16 would be. Because, again, we live across the
17 street. We have a tenant that lives directly
18 across the street.

19 With respect to the entrance of the
20 parking lot, it looks like there is a curb
21 return. I think it should be a consistent
22 sidewalk and just a curb cut, if you know the
23 difference. Okay, that's my recommendation for
24 that.

25 And again, loading and unloading, I

1 think one of the Board members suggested using
2 the garage, which I think is a nice thing. I
3 like the trucks, I think they're cool. That can
4 do double duty for storage loading, maybe even
5 trash removal, so that it's not just a dumpster
6 in the parking lot. I'm very concerned about
7 that, because that's what we've had for
8 Emilio's for years. And it's just, it's ugly.

9 So, and that is a very low-lying area,
10 by the way, so storm drainage is super
11 important. Okay?

12 With respect to the design, I do
13 encourage them to go to the Historic District
14 sooner than later, because I think it would be
15 nice to get their input. Thank you, very much.

16 CHAIRWOMAN HAMMES: One point on the
17 Historic -- you can sit down -- just so you
18 know, one of the reasons we tell you to go talk
19 to them early on, more or less, we are going to
20 defer to them actually on esthetic matters, so.

21 Anybody else care to speak? Going
22 once?

23 MS. HULSE: My name is Suzanne Hulse, I
24 live at 214 6th Street in Greenport and I own
25 property at 285 Park Street, which is the

1 residential house on the block.

2 CHAIRWOMAN HAMMES: The one that's behind
3 Parks Garden, correct?

4 MS. HULSE: Correct. Am I not correct
5 that on the corner you can't have higher than a
6 six-foot hedge or fence?

7 CHAIRWOMAN HAMMES: There is a limit on
8 the fence although they can, I believe, get a
9 variance for that, if they need it, but I don't
10 know off the top of my head.

11 MS. HULSE: And the apartments, it's just
12 two apartments; one is 2,000-something square
13 feet and the other one is 3,000-something
14 square feet?

15 CHAIRWOMAN HAMMES: No, the apartments
16 he's proposing, that may be the apartments at
17 141 he's proposing -- or 140. He's got six
18 apartments.

19 MS. HULSE: So there'll be six apartments
20 in the building?

21 CHAIRWOMAN HAMMES: Correct.

22 MS. HULSE: Okay. I just assumed from the
23 letter that one was, they were pretty large
24 apartments.

25 And I also agree with the neighbor

1 across the street that, um, is there going to
2 be musing and noise, and is there going to be a
3 limit to that, and also the headlights can be a
4 problem.

5 CHAIRWOMAN HAMMES: Okay, anybody else?

6 MS. KREHLING: Lorraine Krehling,
7 Central Avenue. Everybody's a fan of 1943
8 Pizza, and I had guests last night that brought
9 it for the debate. We won't go into that. And
10 I just wanted to make a plea for those trees on
11 the corner that some of us have known for 30
12 years, and they are much older than we are.
13 They are really beautiful, old trees. I think
14 one is a Spruce and one is an Oak, and I swore
15 I wouldn't say this, but I just came back from
16 Paris where they care enough about trees that
17 they have two parking spaces and then a tree,
18 then two parking spaces, then a tree. They
19 really need parking, but they care about trees,
20 so.

21 People are taking down trees everywhere
22 and I think they're on the --

23 CHAIRWOMAN HAMMES: Let's say, as you
24 said that, I don't know the answer to whether
25 or not they are -- if they're on the Village's

1 property, then the Village will have to deal
2 with it.

3 MS. KREAHLING: The Village, yeah,
4 because they are right beside the sidewalk. But
5 they are really nice old trees, so.

6 And I'm sure, I mean, that they will do
7 a nice job with designing the inside and
8 outside. I do worry about the traffic and
9 people trying to turn around in a parking lot.
10 It seems to me, I don't know that much about
11 planning, I used to, but I'm pretty sure you
12 have to have two entrances and -- an
13 exit/entrance in an apartment building, and you
14 have to have an exit/entrance in a restaurant,
15 and I think it would be better to have one
16 entrance in the front and one entrance on the
17 side so we don't get all of that. Maybe people
18 could pick things up in the front.

19 And also with people moving in and out,
20 and living upstairs, I think you need exits and
21 entrances. And part of me thinks that those
22 parking spaces beside the building that are
23 there now would be ideal for the residents, so.
24 Thank you.

25 MS. SHANK: Ruth Shank, 320 Carpenter

1 Street. I'm caddy-cornered from the proposed
2 site, and I pretty much can go along with
3 everything, the size and scope. And based on
4 the size and scope, I really, really, really
5 feel strongly about the big trees that are on
6 the property, which consists of an oak tree,
7 which I know the tree committee planted.

8 There are also two Pine trees that are
9 huge, and on Main Street there is a large
10 Sycamore.

11 Now, I had an expert at a nursery price
12 out the trees, showing him photographs, and
13 they run at least \$5,000 to \$7,000 to replace
14 that kind of tree.

15 Now, I know Matt has gotten extensive
16 landscaping, and I've looked at it. But in the
17 new plans, those trees are not shown. And if
18 you have a three-story building, and I don't
19 care, if you put a tree in with a trunk like
20 that, it's not in scale with the building.

21 So if you have existing trees that are
22 beautiful and healthy, I insist that somehow
23 they work around those trees and save them. It
24 would be a crime to cut them down.

25 I look out my kitchen window every

1 single day, I look at that Oak tree and those
2 Pine trees, and I would be devastated as a
3 person to not have those trees as a buffer for
4 a three-story building. As well as everybody,
5 the residents, they would enjoy as well, too.

6 You cannot take a new suburban landscape
7 and make it look old and historic if you have
8 no big trees. Thank you.

9 CHAIRWOMAN HAMMES: Anybody else?

10 MR. COSTELLO: My name is John A.
11 Costello. I'm in several businesses and I'm an
12 adjoining property owner of this project.

13 And that young lady that just spoke,
14 about the tree, I planted that. For Emilio. I
15 asked him if I could, and I did, probably about
16 15 or 16 years ago.

17 I also just recently planted two of the
18 same trees. They are London Plain. They are a
19 Sycamore group. And they are on the adjacent
20 property at 416 Main Street, where I have a
21 couple apartments and a store, and I would like
22 -- and the housing problem in Greenport is
23 probably the single biggest problem. Where do
24 you put the employees in the middle of winter.
25 And the problem, if he is going to put

1 apartments in, I would rent them off. Because I
2 have about 13 apartments now, and I get
3 approximately ten calls a week, please, please,
4 find one for me. That is, they are crying,
5 these people working out here can not afford to
6 buy a house. They can rent. But they can not
7 afford to buy. I can not afford to buy my
8 house. And that is a shame, that the property
9 values are going up so drastically, and I tell
10 you, any apartment he puts into Greenport, if
11 he has trouble renting them, I'll rent them
12 all. Any of them. And anybody that wants to go
13 in on another venture, I'll try to buy another
14 house in Greenport. I did two or three. And I
15 will do it again.

16 And let me tell you, it's a need
17 everywhere, in Southold Town, and particularly
18 in Greenport. Thank you.

19 CHAIRWOMAN HAMMES: Thank you, John.

20 Okay, we are going to wind this up. So,
21 there will be another opportunity on the 12th.
22 So, if anybody else wants to speak today,
23 please raise your hand and come up.

24 Do you have anything you want to address
25 before we --

1 MR. MICHEL: Yes. I was just going to
2 say, I had spoken to Ruth in the past, and I
3 had no intention of taking the larger tree
4 down. I think it fits into the plan. I think
5 it was shown in the landscape plan. And I said
6 that if the other Spruce, I think it is, or
7 Pine trees, didn't work with the parking, we
8 would try to move them, and if we couldn't move
9 them we would sell them or, you know, save them
10 somehow, if we could. So, I am sensitive to
11 that.

12 CHAIRWOMAN HAMMES: So make sure your
13 landscape person comes in two weeks, someone to
14 just walk us through the various renderings.

15 MR. MICHEL: Yeah, because I think it's
16 two trees there next to that larger --

17 CHAIRWOMAN HAMMES: I walked over there
18 today and I think it may be easier moving one
19 or something.

20 MR. MICHEL: I would be open to that. I
21 don't want to tear any trees down either, so.
22 Thank you.

23 CHAIRWOMAN HAMMES: All right, so we are
24 going to hold this open because it's a
25 complicated thing and I want to make sure --

1 MR. NOONE: I have one letter to read.

2 CHAIRPERSON HAMMES: Oh, sorry, there's
3 one letter that needs to be read into the
4 record. I forgot.

5 Go ahead, Mike.

6 MR. NOONE: Okay, we had one letter to
7 the Village regarding this property.

8 CHAIRWOMAN HAMMES: If you didn't get a
9 copy of this, you will.

10 MR. NOONE: It is from Charlie Kulsziski.

11 Dear Planning Board members, this is
12 Charlie Kulsziski. I live at and own 433 Main
13 Street, diagonally across from 400 Main.

14 I think the gas station at 400 Main
15 should be restored and repurposed and not
16 demolished based on a 1970s determination of
17 non-conforming.

18 I disagree with three stories. I think
19 three stories has been a mistake in the very
20 tiny Historic District. The windows in this
21 proposal remind me of what was done to the
22 Timsen Hotel across the street, which was also
23 a mistake. They are out of proportion, without
24 casings, and appear to have grills between the
25 glass rather than at least simulated divided

1 lights.

2 I don't know why what looks like a large
3 party room with accordion doors is called a
4 garage. I don't know why the paving outside
5 these doors is not called a patio. For me, the
6 patios mean loud parties and alcohol service.

7 In apartment number five, what is
8 labeled "sitting room" seems to be a bedroom,
9 and I wonder if this third bedroom requires
10 more parking.

11 I'll mention the British law called
12 "Ancient Light". When a window has had
13 continuous sunshine in the past, a new
14 construction may not block that light.

15 I see that this proposal would block the
16 light of the garden center next door and of the
17 windows to 416 Main with a three-story wall.

18 I'll also mention that Boston Ivy is
19 extremely invasive and should not be introduced
20 into this area.

21 Thank you, Charlie Kulsziski.

22 CHAIRWOMAN HAMMES: All right, so, as I
23 said, we're going to hold this open 'til the
24 12th so that the Board can make sure if it has
25 any other questions, if you can bring your

1 landscape person, then that would be great.

2 The public will have the opportunity to
3 continue to address this Board at that meeting.
4 Assuming we close the pre-submission at that
5 meeting, which I don't anticipate should be an
6 issue, the public has up to ten days after that
7 to submit written comments. We have up to 45
8 days after that to get you our report. We will
9 endeavor to get it to you as quickly as
10 possible, but there is a fair amount that goes
11 into it.

12 So, and I think that's kind of where
13 things stand on this application. So we thank
14 you, all, for your time. We thank you for, you
15 know, the work that you've done on this.
16 There's a lot of good things there, we've just
17 got to work through some stuff, I think.

18 We have a few things we have to address
19 as a Board. I don't know whether anybody here
20 wants to stick around for those, so I'll give
21 you two minutes to run for the door.

22 (Audience members are exiting the
23 meeting en masse).

24 CHAIRWOMAN HAMMES: All right, I have one
25 other matter that I know I want to raise to

1 this Board. I believe, and Brian, you may have
2 to help me here because we were corresponding
3 about this right before.

4 I believe that the date we gave American
5 Beech to get back to us on for their sound
6 survey was July 12th. I'm not sure that
7 anybody's followed up with them.

8 I also noted that when I went through
9 the sound study that was done, that it had been
10 done based on the old code that was in effect.
11 They did the sound study as the new code was
12 coming into effect.

13 MR. NOONE: I talked to Ryan Farrell from
14 American Beech when he had to appear at
15 Historic because they had to get the work done
16 on the outside of the property.

17 He said that the limiters have been
18 installed. But now the consultants have to
19 come and see realtime, in order to do the
20 study, have to see the limiters in action in
21 realtime, in other words, when it's open and
22 the music is playing.

23 CHAIRWOMAN HAMMES: Can you just make
24 sure that when they do that they are doing it
25 in accordance with the new code as well?

1 MR. NOONE: I'll let them know.

2 CHAIRWOMAN HAMMES: There was something
3 in there that made me realize he was working
4 off of the old code.

5 MR. NOONE: I'll make sure he's using --
6 I'm fairly certain he knows there is a new
7 code.

8 CHAIRWOMAN HAMMES: No, I know he knows.
9 I don't know if the sound person does.

10 MR. NOONE: I'll impart that to him.

11 CHAIRWOMAN HAMMES: Okay, but I think we
12 need to extend that date. Because I don't think
13 they're going to be done by the 12th.

14 MR. NOONE: I don't think he is either.
15 But he didn't seem to think there was a
16 hard-set date, but --

17 CHAIRWOMAN HAMMES: Well, when I asked
18 the question in that e-mail, you seemed to
19 think it was the 12th?

20 MR. STOLAR: The 12th is in the Minutes.

21 CHAIRWOMAN HAMMES: Is there no reason
22 why we can't move it to the August meeting?

23 MR. STOLAR: We can do that.

24 CHAIRWOMAN HAMMES: The problem is I
25 don't remember when the August meeting is.

1 MR. NOONE: Well, he didn't give me a
2 date on when it would be finalized. So, if you
3 want to just move it to the August meeting, it
4 would probably be --

5 CHAIRWOMAN HAMMES: Whatever the last
6 August meeting is. But I need to figure out
7 what it is so we can make a motion to do that.

8 MR. STOLAR: We have the 9th, definitely,
9 I believe. And then the 16th and 23rd.

10 CHAIRWOMAN HAMMES: We can't do the 16th.
11 We have the 9th, definitely, I believe, and
12 then the 16th and 23rd, I think, didn't we?

13 MEMBER CREEDON: Do we have another date
14 or do we just say --

15 CHAIRWOMAN HAMMES: We cancelled the
16 16th. We moved it to the 23rd, I think, didn't
17 we.

18 Don't look at the calendar because the
19 Village calendar is wrong on this. We had
20 correspondence on this.

21 MR. STOLAR: Right. It went back and
22 forth. I think it was still up in the air as
23 to the 16th or the 23rd.

24 CHAIRWOMAN HAMMES: I thought we had
25 agreed to move it to the 23rd.

1 MR. STOLAR: Well, we're all here. Let's
2 figure it out now.

3 MEMBER WALTON: I have it marked for the
4 23rd.

5 (Board member are reviewing their
6 calendars).

7 CHAIRWOMAN HAMMES: I think we said
8 August 9th, August 16th -- we cancelled August
9 16th. We do have August 23rd and we cancelled
10 September 6th.

11 So for now let's move it to August 23rd,
12 if that's okay with everybody.

13 So I'll make a motion that we amend the
14 date -- what is the drop-dead date?

15 MR. STOLAR: Right now it's July 12th.

16 CHAIRWOMAN HAMMES: So we amend the date
17 by which American Beech has to submit their
18 final sound study report.

19 MR. NOONE: That will give them more time
20 to prepare the study in conjunction with the
21 new proposed --

22 CHAIRWOMAN HAMMES: All right, so I'll
23 make a motion to move that date or to amend
24 that date from July 12th to August 23rd.

25 Do I have a second?

1 MEMBER WALTON: Second.

2 CHAIRWOMAN HAMMES: All those in
3 favor? Aye.

4 MEMBER BUCHANAN: Aye.

5 MEMBER TALERMAN: Aye.

6 MEMBER CREEDON: Aye.

7 MEMBER WALTON: Aye.

8 CHAIRWOMAN HAMMES: Does anybody else
9 have anything else they want to raise?

10 MEMBER CREEDON: Does somebody want to
11 notify them?

12 CHAIRWOMAN HAMMES: Mike will. Mike will
13 notify them and you'll take care of making sure
14 that they make sure the consultant is working
15 with the right code.

16 MR. NOONE: Correct.

17 MEMBER WALTON: I have one item which
18 dates back a ways. I believe we asked the
19 Village for guidance on the -- what's the
20 proper terminology -- the payment in lieu of
21 for parking. And have we ever received any
22 guidance from them?

23 CHAIRWOMAN HAMMES: No.

24 MEMBER WALTON: We might want to reissue
25 that request, or you probably have.

1 CHAIRWOMAN HAMMES: Well, I think I
2 implicitly have done it. But I'm happy to send
3 a memo. I think it's going to come up with
4 respect to this application.

5 So it might make sense to follow up with
6 the Board of Trustees. I don't know if
7 everybody is in agreement. I'll do that.

8 MEMBER CREEDON: It's a one-time fee,
9 right?

10 CHAIRWOMAN HAMMES: It is, but remember
11 when the code got amended last year, it wasn't,
12 we asked for clarification. We understood that
13 the Board was going to provide us with guidance
14 on it but we never received it.

15 MEMBER WALTON: Under what circumstances
16 --

17 CHAIRWOMAN HAMMES: Right. And how the
18 calculation works, so.

19 Okay, so does anybody have anything
20 else?

21 MEMBER BUCHANAN: So the meeting on the
22 12th, I am no longer available. Will we have a
23 quorum?

24 MEMBER TALERMAN: I will be here.

25 MEMBER WALTON: I'll be here.

1 CHAIRWOMAN HAMMES: I'll be here. So
2 we'll have the three of us. The three of us
3 will be here.

4 All right, just on that note then, if
5 anybody, if there is anything that people have
6 concerns about that wasn't discussed today or
7 that they particularly want emphasized in the
8 report for these guys?

9 If you can individually e-mail me that,
10 particularly if you're not going to be here on
11 the 12th. Because I'm going to start working on
12 that report.

13 And if you have any questions that you
14 think would be helpful to have answered by the
15 Village or the consultant prior to that time,
16 same thing, please let me know. Because I think
17 we want to give these guys as much feedback as
18 we can. Okay?

19 All right, then -- oh, I did have one
20 more point.

21 So one of the things that's come up
22 several times on these applications is a
23 question about variances, and I've had some
24 back and forth with counsel and the Village on
25 this.

1 I think, look, we all know that the
2 variances can't be determined until the final
3 applications are in. There are, on some of
4 these bigger points, including, for instance,
5 parking, which I think we've resolved now.

6 But there may be another point or two
7 with respect to apartments. I think that it
8 would be helpful to this Board to ask the
9 Village to confirm, when we are doing these
10 presubmission reports, whether we put them and
11 identify them specifically or not, the report's
12 a different question, but to ask for the
13 Village to confirm any noticeable, obvious
14 variances that will be required based on the
15 application, because those will highlight to us
16 things that we need to be thinking about, even
17 though ultimately they may get a variance for
18 it, it doesn't have to honor our full overview
19 of it.

20 So I just wanted to ask people their
21 views on that point as well.

22 MEMBER WALTON: I think it would be
23 helpful.

24 CHAIRWOMAN HAMMES: All right, I'll
25 handle that. So then I think that's it.

1 So, I have somewhere to go. I'm sure you
2 all do, too.

3 So I'll make a motion to adjourn the
4 meeting. Do I have a second?

5 MEMBER WALTON: Second.

6 CHAIRWOMAN HAMMES: All those in favor?
7 Aye.

8 MEMBER BUCHANAN: Aye.

9 MEMBER TALERMAN: Aye.

10 MEMBER CREEDON: Aye.

11 MEMBER WALTON: Aye.

12 CHAIRWOMAN HAMMES: Motion passes. Thank
13 you all, have a lovely weekend.

14 (The time noted is 5:18 p.m.)

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 Notary Public in and for
the State of New York, do hereby certify:

THAT the within transcript is a true record
of the proceedings held on June 28th, 2024.

I further certify that I am not related
either by blood or marriage, to any of the parties
in this action; and

THAT I am in no way interested in the
outcome of this matter.



WAYNE GALANTE