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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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PLANNING BOARD

WORK SESSION, PUBLIC HEARINGS & REGULAR MEETING

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August 23, 2024

4:00 p.m.

Station One Firehouse

236 3rd Street

Greenport, New York 11944

Before:

PATRICIA HAMMES - Chairwoman

DANIEL CREEDON - Member

ELIZABETH TALERMAN - Member

FRANCES WALTON - Member

SHAWN BUCHANAN - Member

1 CHAIR HAMMES: Good afternoon, and welcome to the  
2 scheduled work session, public hearings and regular  
3 meeting of the Village of Greenport's Planning Board for  
4 Friday, August 23rd, 2024. The current time is 4:00 PM  
5 and I hereby call this meeting to order.

6 This meeting is a public meeting. Our agenda  
7 today is largely administrative in nature and I think  
8 this will be a short meeting.

9 The first order of business relates to the  
10 approval of the Minutes for the July 12th meeting of the  
11 Planning Board.

12 Does anyone on the Board have any comments on the  
13 Minutes?

14 MEMBER CREEDON: I wasn't there, so I wish to  
15 abstain.

16 CHAIR HAMMES: That's fine. All right, I'll  
17 move to accept and approve the Minutes of the July  
18 12th, 2024, Planning Board work session, public  
19 hearings and regular meeting.

20 Do I have a second?

21 MEMBER WALTON: Second.

22 CHAIR HAMMES: All those in favor? Aye.

23 MEMBER BUCHANAN: Aye.

24 MEMBER WALTON: Aye.

25 MEMBER TALERMAN: Aye.

1 CHAIR HAMMES: Any opposed?

2 MEMBER CREEDON: Abstain.

3 CHAIR HAMMES: One abstention. The motion  
4 carries.

5 The second order of business relates to the  
6 approval of the Minutes for July 26th meeting of  
7 the Planning Board.

8 Does anyone have any comments on those  
9 Minutes?

10 (No response).

11 I move to accept and approve the Minutes of  
12 the July 26th, 2024, Planning Board work session,  
13 public hearings and regular meeting.

14 Do I have a second?

15 MEMBER WALTON: Second.

16 CHAIR HAMMES: All those in favor? Aye.

17 MEMBER CREEDON: Aye.

18 MEMBER TALERMAN: Aye.

19 MEMBER WALTON: Aye.

20 MEMBER BUCHANAN: Aye.

21 CHAIR HAMMES: Any opposed?

22 (No response).

23 The motion carries.

24 The next order of business is a motion to  
25 schedule the next Planning Board work session,

1 public hearings and regular meeting for 4:00 PM on  
2 Friday, September 20th, 2024.

3 Is everybody going to be available for that  
4 meeting, or are people not available?

5 MEMBER BUCHANAN: I will not.

6 CHAIR HAMMES: I will say it is going into the  
7 maritime festival.

8 MEMBER WALTON: I'm available.

9 MEMBER TALERMAN: I'm available

10 MEMBER CREEDON: I'm available but I'm going  
11 to want to run out because I'm in the Greenport  
12 band and we're playing at five.

13 CHAIR HAMMES: Okay.

14 MEMBER BUCHANAN: I will not be here for that  
15 meeting.

16 CHAIR HAMMES: All right. Well, it sounds  
17 like we'll have a quorum in any event, and if you  
18 need to leave early, you'll leave early.

19 All right, so I move to schedule the next  
20 Planning Board work session, public hearings and  
21 Planning Board regular meeting for 4:00 PM Friday,  
22 September 20th, 2024.

23 Do I have a second?

24 MEMBER BUCHANAN: Second.

25 CHAIR HAMMES: All those in favor? Aye.

1 MEMBER CREEDON: Aye.

2 MEMBER TALERMAN: Aye.

3 MEMBER WALTON: Aye.

4 MEMBER BUCHANAN: Aye.

5 CHAIR HAMMES: The motion carries.

6 All right, so the next order of business  
7 relates to American Beach, 300 Main Street.

8 As people may recall, I think it was our last  
9 meeting we extended the interim site plan  
10 entertainment permit approval because we were  
11 running out of time in terms of the sound report.

12 We did get the sound report in, but we're, I  
13 think I had requested from the Village, obviously  
14 input from kind of on the more technical side to  
15 confirm at least my reading of it.

16 My reading of it is they have done tests and  
17 they seem to be compliant with code. But we are  
18 waiting on input from the Village.

19 But the applicant has done everything that  
20 they need to do, so I think what we are going to  
21 do today is to extend the interim conditional site  
22 plan approval.

23 And so this application is in respect of  
24 300 Main Street, which is in the C-R Retail  
25 Commercial District, located in the Historic

1 District, SCTM# 1001-4-7-29.

2 Does anybody have anything they want to say  
3 or have any questions before I move to do this?

4 (Negative response).

5 MEMBER TALERMAN: Nope.

6 MEMBER WALTON: No.

7 CHAIR HAMMES: All right, so I make a motion  
8 to extend the interim conditional site plan  
9 approval for the property located at 300 Main  
10 Street, at SCTM# 1001-4-7-29.

11 Do I have a second?

12 MEMBER BUCHANAN: Second.

13 CHAIR HAMMES: All those in favor? Aye.

14 MEMBER CREEDON: Aye.

15 MEMBER TALERMAN: Aye.

16 MEMBER WALTON: Aye.

17 MEMBER BUCHANAN: Aye.

18 CHAIR HAMMES: Any opposed?

19 (No response).

20 CHAIR HAMMES: Motion carries.

21 The next order of business is a discussion  
22 and possible motion to approve the pre-submission  
23 report on behalf of Matt Michel on behalf of Main  
24 & Central Realty LLC, in respect of the property  
25 located at 400 Main Street.

1           This property is located in the C-R Retail  
2 Commercial District and is also located in the  
3 Historic District. It is at SCTM No. 1001-4-7-24.

4           I believe that all the Board members have  
5 received a copy of the final version of the  
6 report. It was sent around yesterday.

7           Does anyone have anything further they want  
8 to discuss? Hopefully not. But if you do, then say  
9 it now.

10           (Negative response).

11           Okay, then I would like to make a motion to  
12 approve the pre-submission report for the property  
13 located at 400 Main Street.

14           Do I have a second?

15           MEMBER WALTON: Second.

16           CHAIR HAMMES: All those in favor? Aye.

17           MEMBER CREEDON: Aye.

18           MEMBER TALERMAN: Aye.

19           MEMBER WALTON: Aye.

20           MEMBER BUCHANAN: Aye.

21           CHAIR HAMMES: Motion carries. The report will  
22 be sent to the applicant and posted to the  
23 Village's website so it is available to the  
24 public.

25           Okay, we are on to our second to last agenda

1 item, which is anything else to discuss at this  
2 meeting.

3 I just have one brief thing. I know that a  
4 number of people -- I'm starting to look at the  
5 schedule for next year.

6 Well, first off, for the rest of this year,  
7 the meetings that we have on the calendar are:  
8 September 20th, October 4th, October 18th,  
9 November 8th, November 22nd, December 6th and  
10 December 20th.

11 MEMBER CREEDON: Can you read the list again?

12 CHAIR HAMMES: September 20th, which we just  
13 scheduled; October 4th, October 18th, November  
14 8th, November 22nd, December 6th and December  
15 20th.

16 We may or may not have to have all those  
17 meetings, it will depend on what comes in, but I'm  
18 pretty sure that at some point between now and the  
19 end of the year we are likely to have the Claudio  
20 site plan as well as the Greenporter final  
21 application, that being at least two applications  
22 I would anticipate that we'll have some time in  
23 the next few meetings.

24 So I don't know, does anybody know already  
25 that they can't make any of these meetings? I



1 can't make the October 18th one, but otherwise I'm  
2 good for these days.

3 MEMBER CREEDON: So I --

4 CHAIR HAMMES: If you don't know now, that's  
5 fine.

6 MEMBER CREEDON: No, I know of some now. I  
7 cannot make the, I'm not sure about the 11/22  
8 meeting. But I am certain that I can't make  
9 December 6th. And I'm going to be away for a  
10 month.

11 CHAIR HAMMES: Okay. Do you think you'll be  
12 back by December 20th or no?

13 MEMBER CREEDON: Right now I wrote on my  
14 calendar that I'm returning on the 19th. So, yes.  
15 But I'm not sure the day we're leaving. We are  
16 leaving before Thanksgiving. The kids are on their  
17 own.

18 CHAIR HAMMES: So you might miss the November  
19 22nd one.

20 MEMBER CREEDON: Which day is Thanksgiving?

21 CHAIR HAMMES: Looks like the 28th or  
22 whatever. A week after the 22nd. The Thursday  
23 after the 22nd.

24 MEMBER CREEDON: Yeah, I can --

25 CHAIR HAMMES: It's fine. If you can just let

1 me know, so, if you know now, if you don't, just  
2 as well.

3 MEMBER CREEDON: This is already scheduled. I  
4 just don't know.

5 CHAIR HAMMES: These are all on the calendar,  
6 these are all the original dates. I think  
7 September we had another, one which we cancelled.

8 But, so people can just look at that.

9 MEMBER WALTON: The only one that I might have  
10 a problem, that I know right now that I might have  
11 a problem with is December 20th. But we have not  
12 actually booked the flights yet, so it's not  
13 clear.

14 CHAIR HAMMES: All right. So I also know, I'm  
15 sorry, I'm looking at the calendar for next year,  
16 that some people said they don't love having these  
17 meetings on Fridays.

18 Unfortunately we are going to have to have at  
19 least one meeting a month on Fridays, just because  
20 of availability, scheduling and the like. I am  
21 looking into potentially having a meeting, like  
22 the first meeting of the month would be on Monday  
23 at 4:00 and then the second meeting of the month,  
24 which would be the third or fourth week of the  
25 month -- sorry. The other way around. The first

1 meeting would be on Friday and the second meeting  
2 would be on Monday, because the firehouse is  
3 available, as I understand it, the third and  
4 fourth week of the month on Mondays.

5 I don't for sure whether this will work. I  
6 know counsel can't make Mondays, and so there is  
7 going to have to be a discussion about whether --  
8 we can probably still make it work as long as they  
9 can make the Friday one of the month. But that's  
10 just something to keep in mind. And I need to  
11 still run through the dates. But I wanted to talk  
12 to everybody about this before we changed, to see  
13 if that would generally work for people.

14 So that would mean either the first or second  
15 week of the month we would have a Friday meeting,  
16 and then either the third or fourth week of the  
17 month we would have the Monday meeting.

18 MEMBER WALTON: It would work for me.

19 MEMBER TALERMAN: I can do that.

20 MEMBER BUCHANAN: I think that would work.

21 CHAIR HAMMES: I mean, I'm not asking  
22 everybody for 100% commitment now, but if you know  
23 right off the top of your head that this won't  
24 work for you at all, if you can let me know, that  
25 would be great. Otherwise I'll try to sketch out

1 and clear dates, and I'll send around a proposed  
2 schedule for next year, which obviously could  
3 change as we move forward. But I would like to  
4 start putting a pin in it so people can kind of  
5 know what we are planning.

6 MEMBER BUCHANAN: Okay, I think that's great.  
7 That's a good call.

8 MEMBER TALERMAN: Okay, great.

9 CHAIR HAMMES: All right, that's all that I  
10 had. I don't know if anybody has anything else  
11 they wanted to discuss or bring to the Board at  
12 this time.

13 (No response).

14 CHAIR HAMMES: All right. Then the final  
15 motion is my motion to adjourn. Do I have a  
16 second?

17 MEMBER WALTON: Second.

18 CHAIR HAMMES: All those in favor?

19 (ALL AYES).

20 CHAIR HAMMES: Motion carries. All right,  
21 thank you, everybody.

22 (The time noted is 4:11 p.m.)

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