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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
-----x
January 27, 2025
4:00 p.m.
Station One Firehouse
236 3rd Street
Greenport, New York 11944

Before:

- PATRICIA HAMMES - Chairwoman
- DANIEL CREEDON - Member
- FRANCES WALTON - Member
- SHAWN BUCHANAN - Member
- ELIZABETH TALERMAN - Member (Absent)

ALSO PRESENT:

- MICHAEL NOONE - Clerk to the Board

1 CHAIRWOMAN HAMMES: Good afternoon,
2 and welcome to the Village of Greenport
3 Planning Board work session, public hearings
4 and regular meeting for January 27th, 2025.
5 The current time is 4:00 p.m., and I hereby
6 call this meeting to order.

7 This meeting is a public meeting. As a
8 reminder to anyone from the public that may be
9 invited to speak today, please start by slowly
10 and clearly stating your full name and address
11 for the record.

12 In addition, please remember that all
13 comments should be addressed solely to the
14 Planning Board and not to any person in the
15 audience. Thank you.

16 The first order of business today is a
17 discussion with Tree Committee Co-Chairperson
18 Polly Dixon regarding the yearly plan required
19 to be delivered to the Planning Board by the
20 Tree Committee pursuant to Section 125-6(A) of
21 the code.

22 Polly, would you mind just going up to
23 the podium.

24 I wanted to thank you for coming
25 today, as I think we have all become aware,

1 the code does include this concept of some
2 sort of plan being delivered.

3 MS. DIXON: I know, and sorry, we on
4 the Tree Committee didn't really notice it
5 either. I mean, we've been there for years and
6 not --

7 CHAIRWOMAN HAMMES: I think I noticed
8 it a couple of years ago and asked, and
9 everybody looked at me like I had two heads on
10 and I was like, well, okay.

11 In any event, Lily had reached out to
12 me and had asked for our input, and we had a
13 brief discussion at our last meeting about it
14 and I guess, I don't even think anybody really
15 fully knows what it is, the Tree Committee,
16 what kind of its purview is, its scope is.
17 It's a little hard to give any kind of
18 feedback.

19 I mean, I guess as long as the
20 requirement is in the code we should try to do
21 something to comply with it.

22 So maybe if it's, if you can, you can
23 give us a brief overview of kind of how you
24 guys see your mandate and how you function.

25 MS. DIXON: Right. Sure. So the Tree

1 Committee, our agreement is basically to
2 preserve and maintain the tree canopy in the
3 Village of Greenport. That means, the tree
4 canopy in public spaces; parks, playgrounds.
5 Primarily, however, it's the trees in the
6 strip of land between the streets and the
7 sidewalks. And that's where we do most of our
8 plantings.

9 It involves planting trees, pruning
10 trees, arrangement for tree to be taken down
11 if necessary. The takedowns and the prunings
12 are the result of sometimes residents will
13 contact the Village and say, you know, we had
14 a bad storm, a limb came down, come look at
15 this tree, I think it's dangerous. And we'll
16 either have the Village crew take care of it
17 or we will arrange to have someone come in, a
18 tree person to come in.

19 Every year we sort of do several tours
20 of the Village, alerting the Village crew, if
21 necessary, otherwise we make a list of trees
22 that need to come down, that are put up,
23 either too big in the wires, or too dangerous
24 to have the Village crew do it, and so we have
25 to put those out to bid. That's one of the

1 activities that we do.

2 A lot of times we just sort of, you
3 know, as we are going by, we'll say, that's
4 weird, that doesn't look right. Suddenly a
5 tree will crack. Some of the old trees. Some
6 of the big old trees.

7 In terms of planting the trees, we've
8 been sort of averaging 20, 25 trees a year.
9 The takedowns are about the same. So we are
10 kind of keeping, maintaining the same amount
11 of trees in the Village.

12 The thing that's changed mostly, I
13 think, in the last six years, is that we have
14 been participating in a NYPA program, the New
15 York Power Authority Program, whereby we buy a
16 tree and they match it.

17 So we can go buy, you know, ten trees,
18 and they'll go get 20. Which is great.

19 The other thing that is really
20 interesting about this program is that the
21 trees come from a nursery near Syracuse, and
22 they are all native trees.

23 So that's the focus, is they want
24 native trees, native habitat, and, you know,
25 that's what we're doing.

1 We don't only -- those are sort of the
2 most, highest number of trees we plant a year
3 come from the NYPA program. Sometimes a
4 resident will say, oh, I want a cherry tree,
5 I'll pay you, you know, \$150, or they'll pony
6 up for the price of the cherry tree, and so of
7 course you say, okay, we'll get the cherry
8 tree. And that we usually buy from a nursery
9 in Calverton.

10 All the trees we buy are street trees.
11 That means they are pruned specifically so the
12 canopy is above a certain level, you know, UPS
13 trucks, you know, but, still, a certain level
14 so that most traffic is not disturbed by them.
15 And we have kind of a list of trees that we
16 choose from, in those trees we buy locally,
17 but mostly people ask us for a specific tree.

18 There are also some people that do the
19 mourning trees, they'll pay for the tree to be
20 planted in honor of someone, often at their
21 house where they live, sometimes in a park.
22 And with those trees, they often know what
23 they want. We can recommend varieties to them,
24 if someone wants it sort of the close to the
25 water, we'll say, no, no, that tree is not

1 going to live down there. It's not going to
2 make it. So we consult on that. We don't, you
3 know, I can't say that we only plant native
4 trees, but that's what our emphasis has been
5 in the past six years. And I can't think of
6 anything else.

7 CHAIRWOMAN HAMMES: Do you get much
8 direct input from, like how do you get your
9 input from the community?

10 MS. DIXON: So often, sometimes like a
11 neighbor up -- I live on 2nd Street, the
12 neighbor up the street sort of knew who I was
13 and they'll contact me, right. A lot of people
14 e-mail or call into Village Hall and then
15 sometimes Village Hall contacts us.

16 CHAIRWOMAN HAMMES: I was just
17 wondering, because I was thinking like it
18 would be really convenient if there was like a
19 Greenport Tree Committee @GreenportVillage.org
20 or where people can send it so that you knew
21 it was getting through, and that kind of
22 thing. That's not really about the report,
23 it's just a thought as I'm sitting here.

24 MS. DIXON: Yes, Village Hall is really
25 good about that, getting to us, and we'll

1 respond to it. So that's usually taken care
2 of.

3 And then the other thing that happens,
4 sometimes, when a tree comes down, we have to
5 chip out, we hire someone to take out the tree
6 and then we'll have to have the stump chipped
7 out. So there is often a delay.

8 And then after the stump is chipped
9 out, we have to wait a year before we can
10 plant a tree in the same spot.

11 Sometimes, you know, we get those kind
12 of things get lost in the shuffle, you know,
13 we waited a year and, oh, yeah, there was that
14 tree on 6th Street or something. And we don't
15 often get to it. And sometimes the residents
16 will contact us.

17 But we have an ongoing list of people
18 who have asked for trees as well.

19 MEMBER WALTON: Is that primarily how
20 you decide where, I mean, I understand if a
21 tree comes down, you try to replace it. But
22 are there, is there sort of a proactive
23 planting? You know, how do you decide who
24 gets a tree?

25 MS. DIXON: You know, the Village

1 canopy is pretty full. I don't know if you've
2 noticed. There are a lot of young trees that
3 have gone in in the past few years and the
4 older trees are really old. A lot of the older
5 trees are really old. Every once in a while
6 one of those comes down.

7 But we don't have a proactive plan. We
8 are in fact fairly reactive. Which is one of
9 the reasons why the idea of putting a plan
10 before you, we couldn't quite figure out what
11 it would consist of, you know, because a lot
12 of our work at this point really is reactive.

13 When it comes to replacing the trees
14 though, you know, it's a small Village, we all
15 go, oh, yeah, that block, that needs a tree.
16 You know, we're riding our bikes through town
17 or something, oh, yeah, and we'll remember and
18 write it down and put it on our list.

19 You know, when it comes to putting the
20 trees we plant, we plant the trees, the NYPA
21 trees, in the Fall. And by then it's very
22 clear what trees are in good shape and what
23 are not. When the trees lose their leaves, we
24 see a lot of problems.

25 MEMBER WALTON: Do you have more demand

1 for trees than you are able to fulfill?

2 MS. DIXON: No.

3 MEMBER WALTON: No, okay, because
4 that's where they usually --

5 MS. DIXON: Yes, that's where the issue
6 -- yes.

7 CHAIRWOMAN HAMMES: Also, I do seem to
8 recall, maybe this is not related to demand,
9 but I thought there was a conversation at a
10 recent Board of Trustees meeting that you were
11 requesting an increase in the budget for the
12 Tree Committee?

13 MS. DIXON: Yes, that has to do with
14 the takedowns. The takedowns and just the
15 services have --

16 CHAIRWOMAN HAMMES: Gotten higher, the
17 cost.

18 MS. DIXON: Doubled. Yeah, that's what
19 it is.

20 CHAIRWOMAN HAMMES: I didn't know.

21 MS. DIXON: Yeah, we've had the same
22 budget since 1991. Yeah, and so, and that's
23 what it is.

24 We've actually, the price per tree
25 that we are planting now is way down because

1 of the NYPA program, the one-for-one matching
2 thing is really great.

3 CHAIRWOMAN HAMMES: I mean I just
4 wonder if the whole point, I mean, who knows
5 why this was originally put in the code, but
6 if I had to guess it would be because it would
7 act as a trigger to make sure that there was
8 at least one point a year where you guys were
9 taking a step back and looking at what you had
10 been doing and kind of thinking forward, and
11 then nobody wants to make busy work for
12 anybody around here, that's for sure, but I'm
13 guessing that's why it was in there, and then
14 the thought that since the Planning Board
15 ideally has some idea of what is going on
16 around the Village in terms of development,
17 saying, yeah, that looks right, or, you know,
18 this is what we were thinking.

19 MS. DIXON: Right.

20 CHAIRWOMAN HAMMES: You know, I'm not
21 fully sure that we need this report, but since
22 it's in there, I don't know -- it seems to me a
23 while back that you guys did give a report to
24 the Board of Trustees.

25 MS. DIXON: See, that's why we were

1 confused, because for years I was writing a
2 retrospective report of our efforts from the
3 year before. Like every March I'd say last
4 year we planted so many trees, just got so
5 many trees and so forth. And then Lily read
6 the fine print and said, wait, no, you are
7 supposed to do a prospective report to the
8 Planning Board.

9 And the other thing that I was, I
10 actually went through the code again, a few
11 days ago, and there is a clause there about
12 membership in the Tree Committee, which looks
13 as if it refers to the first year that the
14 Tree Committee was set up, and I wonder if
15 this provision, when the Tree Committee was
16 just getting started, was put in there so that
17 we could come to you with what we are planning
18 on doing.

19 At this point we've been in existence
20 for a number of years and we just kind of
21 rolled with these activities through the
22 course of a year. So maybe that's what it was
23 in there for. That it was, because that was
24 written when the Tree Committee was
25 reconstituted, after having been out of

1 existence for a few years.

2 CHAIRWOMAN HAMMES: Yeah, it's also
3 possible that it was just from whatever
4 statute that whoever drafted this looked.

5 I mean, there's a lot of that in our
6 code, if you read it, or there's provisions,
7 you kind of scratch your head, and if you're a
8 lawyer by training like I am, and, look,
9 you'll find it in the code in East Hampton or
10 someplace like that, so.

11 MS. DIXON: I mean if a meeting like
12 this suffices --

13 CHAIRWOMAN HAMMES: I mean, from my
14 perspective, I think, you know, having a
15 conversation where we would at least once a
16 year just touch base in terms of if we had
17 anything, I think it's helpful to know, too,
18 like, it was never really clear to me how the
19 Tree Committee decided where -- I know things
20 have gotten better in recent years, because I
21 pay enough attention to the Trustees meetings,
22 and I know Lily is involved in all this, and
23 you guys are now putting the signs up because
24 I know people have gotten upset in the past
25 when trees have been taken down.

1 But, like, I live on a block where
2 we've lost trees continuously over the years,
3 and one has been replaced but others have not.
4 And I know the tree in particular got replaced
5 because I said something at a meeting of the
6 Trustees once. But that's not really the way
7 these things should necessarily work, right.

8 So I would think, from my
9 perspective, having a once a year you guys
10 coming in and saying this is kind of what
11 we've done and this is what we think we see on
12 the horizon, and then an opportunity for us to
13 say if anything specific could come up, that
14 that would be good, especially since we know
15 if there was something else in the meantime,
16 we could reach out to you.

17 But I guess maybe we'll just go down
18 and we defer to the others for anything else
19 they would like to add.

20 MS. DIXON: Sure.

21 CHAIRWOMAN HAMMES: Shawn, would you
22 like to start?

23 MEMBER BUCHANAN: Sure. This was
24 really helpful. So, thank you, for sharing,
25 because it has felt really, because we have

1 these beautiful trees and then we have trees
2 that are just in distress. And it's just been
3 pretty unclear.

4 And a lot of times when I'm home
5 during the day, if trees are being planted, a
6 couple years ago one was being planted across
7 the street, and I approached two members of
8 the Tree Committee about this and said, hey,
9 you know, we don't real have any cherry trees
10 on our block. Can we have one. And I was told
11 that I would need to make a donation.

12 MS. DIXON: Oh, that's not true.

13 MEMBER BUCHANAN: And so that was what
14 I was told. So I think that was nice to hear
15 that that is not the case. And in even
16 looking, when you look at the map, when the
17 cherry trees are in blossom, our block only
18 has maybe one. So that's good to hear.

19 And, also, when we were talking last
20 week about this coming in, I do think that
21 there might be an opportunity for the Village
22 to step up in a way and partner with the Tree
23 Committee, just thinking about, again, I think
24 some blocks that are, not necessarily my
25 block, but blocks not for from here, that have

1 dense oak trees or have water issues, and
2 there is just not enough cleaning up of leaves
3 at certain times of year, and so there is a
4 lot of flooding and drains are getting
5 clogged and trees, you know, it's just
6 constantly a lot of issues for the neighbors.

7 And I think, you know, while it's an
8 amazing thing, I think that would be helpful
9 to everybody, especially as people are
10 battling this water that is going into their
11 homes and, you know, right now, even like this
12 time of year some people would be more late in
13 getting their leaves out, still there's still
14 a lot of leaves on some of those blocks.

15 So I don't know if there is an
16 opportunity for that, understanding that that
17 is a budget constraint, and that's not
18 necessarily in your area --

19 MS. DIXON: Right.

20 MEMBER BUCHANAN: (Continuing) but I
21 do think the Village could, you know, maybe
22 try and find a way to be more helpful or maybe
23 have a couple of more days to just help with
24 some of those infrastructure issues.

25 MS. DIXON: Yes. I mean, I think one

1 thing the Village is really encouraging people
2 to get those bags for leaves. That would help
3 a lot. You know, we are encouraged to do that.
4 They are not insisting that we do that. You
5 know.

6 Other than that, I don't know, I mean
7 most people, when they rake the leaves, they
8 put them in piles in the street, and there's
9 some streets where that is probably a problem.

10 You know. All right, I'll bring that
11 to the Committee. I don't know what we, I
12 mean, there are some trees that hold their
13 leaves more than others, those oak trees, and
14 then people don't like those because they
15 rattle at night. It's difficult. And there are
16 some trees that have very small, light leaves,
17 that are better, but those are, we planted a
18 lot of those, actually, the locusts, and a lot
19 of people don't like those either.

20 CHAIRWOMAN HAMMES: I was going to
21 say, my husband hates those. If they start
22 dying around town, he might be responsible.

23 (Participants laughing).

24 MS. DIXON: We've got some very
25 established locusts around.

1 But I don't know, other than that,
2 what we can do about that, you know.

3 MEMBER BUCHANAN: Well, I think it's,
4 you know, I look at, and again, this is, I put
5 bags out and I had to go to the Village
6 because the Village truck just ran them over.
7 So I think that's where I would say, I'm not
8 saying that's your problem, but I do think
9 it's something that, because it is connected
10 to the trees, I think it would just be helpful
11 in some of those areas where there are issues
12 with drainage and whatnot, and, you know, like
13 again, I grew up in a town in upstate New
14 York, very similar in size, and there is one
15 of those vacuum trucks that comes around, like
16 a lot of the, and I know that's in your
17 budget.

18 MS. DIXON: Those guys would love a
19 vacuum truck.

20 MEMBER BUCHANAN: But I think that's,
21 maybe, because we do have so many, you know,
22 beautiful trees that you all are doing, but then
23 we have other issues that it might be something at
24 the time they have to think about that.

25 MS. DIXON: Yes, maybe.

1 CHAIRWOMAN HAMMES: But I guess from the
2 trees perspective, based on what you are saying, I
3 think all of that, you know, be conveyed to the
4 Village or whatever. But it probably would be
5 helpful for you guys when you are doing this, and
6 really I guess the Village would need to give you
7 input on this, but there are streets, like 2nd
8 Street, that are particularly prone to flooding,
9 right, so keeping that in mind when you might be
10 picking the trees to put in, whether or not there
11 is anything that you can do that kind of makes,
12 lessens that burden in those areas. Because there
13 are definitely streets that are worse than others.

14 MS. DIXON: Yes. Although I tell you,
15 that first block at 2nd Street, which is prone
16 to flooding, those trees are gorgeous.

17 MEMBER BUCHANAN: Amazing. They are
18 some of the most beautiful -- exactly. Agreed.

19 MS. DIXON: And that's one of the
20 prettiest blocks in the Village, I think. But,
21 yes, it's a problem. We either work with bags
22 or something. I don't know.

23 CHAIRWOMAN HAMMES: I thought the
24 Village was implementing a requirement that you
25 had to use bags --

1 MS. DIXON: Well, it says now, please
2 use bags or something like that. It's not like if
3 you don't use bags you're going to be fined.

4 CHAIRWOMAN HAMMES: Well, there's a
5 question of code compliance, if they did say that,
6 so. But, I thought that they were, because I
7 thought that when Kevin came in as mayor, he went
8 out with work guys at lunch time and didn't
9 realize how much, why they are always running
10 behind, picking brush up and stuff, because people
11 are not really doing their part in the Village.
12 But maybe that was just trying to message it
13 without changing the rules.

14 MEMBER CREEDON: All I was saying,
15 Shawn, was that requiring bags is going to be
16 tough on us old people's backs.

17 MEMBER BUCHANAN: I'm not saying bags
18 because I think it's, I'm just saying we should
19 think of the lifespan, right, as well. If this is,
20 and for people's backs.

21 CHAIRWOMAN HAMMES: Well, then there are
22 the people out there that think you should leave
23 the leaves to go. So, I mean, there's all
24 different views that come into this, right?

25 MEMBER CREEDON: Leaves to go?

1 CHAIRWOMAN HAMMES: Leave them on the
2 ground to deteriorate.

3 MEMBER CREEDON: I leave them in my
4 flower beds for the winter. But I do get them off
5 the grass and sidewalks.

6 MEMBER BUCHANAN: I think that we are so
7 lucky to have your Committee and all the work you
8 do. So I hope it didn't come across as I was not
9 happy and grateful.

10 MS. DIXON: No, no, not at all. It's a
11 problem. It is a problem.

12 MEMBER BUCHANAN: Thank you.

13 MEMBER WALTON: Yes, I also thank you
14 for being here today, and also thank you for the
15 work that you do. I know it's volunteer, and it's
16 much appreciated. It really adds to the
17 beautification of the Village. So, thank you, for
18 that.

19 Another question that I had was
20 whether there is a map of the trees in the
21 Village.

22 MS. DIXON: So we have discussed this
23 many times. We even approached a company to do
24 a tree census. I think it's now getting easier
25 to do one, just, you know, click and

1 geo-locate, basically. And we have discussed
2 it recently, the possibility of doing.

3 We have the, you know, with the
4 Cherry Blossom Festival, we did a map of all
5 the flowering trees. Not just cherries, but
6 all the flowering trees in the Village. But
7 we have not -- and we've done a partial census
8 of at least this half of the Village, north of
9 South street. We did, just a couple of our
10 members walked around and did a map. Or wrote
11 down, you know, address, tree in front and so
12 forth. But I think we may consider doing that
13 again.

14 We approached a company to do it, it
15 was like \$15,000 or something ridiculous. So,
16 and with volunteers, it's, you know.

17 MEMBER WALTON: And you may be able to
18 use Google Earth or something.

19 MS. DIXON: Exactly. That's what we're
20 talking about. There is a possibility that we
21 could, it's now easier, that we can.

22 MEMBER WALTON: And my thought on that
23 it was just to sort of make sure, to be a little
24 less reactive and a little more proactive from the
25 standpoint of making sure there is an equitable

1 distribution, if you will, of trees around the
2 Village. So that was my thought on that.

3 And I think I certainly, as long as the
4 code doesn't say it has to be a written report,
5 you know, I certainly think having a meeting like
6 this, you know, is very helpful. Even if there is
7 not a lot to say.

8 CHAIRWOMAN HAMMES: It says
9 comprehensive plan. And it talks about acceptance
10 but, you know.

11 MEMBER WALTON: Yeah. Well, it can be an
12 oral comprehensive plan, maybe. Well, certainly if
13 you do move in the direction of having a map, you
14 know, that is certainly a component of a report
15 that can be provided both to the Trustees and to
16 the --

17 MS. DIXON: Sure. Yes.

18 MEMBER WALTON: So, thank you for your
19 work.

20 MS. DIXON: Thank you.

21 CHAIRWOMAN HAMMES: Dan?

22 MEMBER CREEDON: So I was pleasantly
23 surprised to hear how much you planted native
24 trees. There's always room for more native trees.
25 And I would just point out that many of the trees

1 that don't produce beautiful blooms in the Spring
2 have beautiful, brilliant foliage in the Fall. Not
3 all do, but some do. Like Maples and --

4 MS. DIXON: And Black Tupelos.

5 Gorgeous. We started planting Black Tupelos

6 MEMBER CREEDON: So maybe there is
7 something of a future festival, in 20, 30
8 years. So, set it up. But I think that's a
9 consideration. I think it's always good to try
10 and plant native plants for the neighboring
11 flora and fauna --

12 MS. DIXON: And the critters.

13 MEMBER CREEDON: And the critters.

14 MS. DIXON: Yes. Also, you know,
15 climate is changing and, you know, street
16 trees are the hardest-working trees in the
17 world. They don't live as long as trees in the
18 forest. They don't get as big as trees in the
19 forest. They are all by themselves in a little
20 strip of ground between cement and cement. And
21 we are just, you know, happy to have them
22 prospering. And trying different varieties of
23 native trees, in difference places, is going
24 to tell us a lot about what is going to work
25 in the future. So I'm happy to do it.

1 CHAIRWOMAN HAMMES: So besides the
2 kind of tree canopies on the street side, I
3 mean, do you guys also make sure you are
4 visiting like the park spaces in the sections
5 of the Village and --

6 MS. DIXON: Yes, yes, we plant in the
7 parks, too.

8 CHAIRWOMAN HAMMES: Are there any places
9 you guys have identified where you think there
10 could be better, different or that need help?

11 MS. DIXON: Yes, I actually, you know,
12 we've got a little trouble in parking lots. Mainly
13 because of how parking lots are designed. That
14 little strip just is not big enough for trees. And
15 we've tried both in the Jitney and by the IGA, and
16 they get hit, they get bumped, they get
17 weed-whacked. And we just need to rethink that, I
18 think.

19 CHAIRWOMAN HAMMES: It might be worth
20 talking to the Village. It's probably way too
21 far down the line, but you know they're going
22 to be completely reconfiguring that whole
23 area. And I guess query whether that is
24 something that should have been taken into
25 account.

1 But it might be worth seeing if there
2 is any ability of part of whenever they do the
3 repaving and stuff over at the Jitney lot, to
4 consider putting some trees in.

5 MS. DIXON: We've talked to the
6 Village about trying to save some of the trees
7 in the Jitney parking lot. Some of them are in
8 bad shape, but some of them, and some of the
9 smaller ones in particular can easily be dug
10 up and replanted elsewhere. And I, as far as I
11 know that's still going to go ahead. At least
12 I hope so. But, yup.

13 CHAIRWOMAN HAMMES: This has been
14 really helpful. Thank you so much for taking
15 the time. I mean, I, again, I would be
16 perfectly happy to interpret this, as long as
17 I'm on the Board, as if like once a year we
18 can just kind of just touch base, and
19 obviously otherwise just keep the channels of
20 communication open in case things come up that
21 we have questions about.

22 Because some of the stuff that comes
23 to us sometimes will need to do with landscape
24 buffering and things like that, which is not
25 really your purview, per se, but it might be

1 helpful to get your input on some of that. It
2 might come up with projects that are going to
3 kind of abut into residential areas, which are
4 private property, but like we have some
5 ability to input that.

6 So, I think, you know, it's funny
7 because Janice was saying this to you guys at
8 Historic, too, like all the Boards and
9 Committees, it would be helpful if we can just
10 kind of get to know each other a little bit
11 better and make sure that we are kind of
12 trying to coordinate.

13 MS. DIXON: And we would appreciate if
14 like if the new construction down by the ferry
15 terminal, if it appears to you that there
16 could be a place for trees or someplace that
17 we need to work the trees, that, you know --

18 CHAIRWOMAN HAMMES: We are not as
19 involved in that, but I'll raise it with the
20 people and see, as I said, I suspect that that
21 plan is fairly hard baked, literally, at this
22 point. And I know they want to maximize the
23 number of spots that they put in there, which
24 is understandable, because, you know, parking
25 is always one of those hot topics.

1 MEMBER CREEDON: Is that the one where
2 the railroad, where they dug it up?

3 CHAIRWOMAN HAMMES: The railroad, as I
4 understand, the MTA owns all of that,
5 including the Jitney lot, including the
6 building that the museum is in, but leases it
7 back to the Village.

8 And the New York State Department of
9 Transportation was very involved in everything
10 that is going on over there. Like that, the
11 plans for that date back at least five years,
12 because it took a while. Paul Pallas was very
13 instrumental in getting that whole process
14 started because the Department of
15 Transportation had to be involved in it.

16 So that's why I suspect at this point
17 there's not a lot that you can do to change
18 it.

19 I know they are reallocating one of
20 the proposed lines, there was supposed to be
21 four feeder lines into the ferry, and I think
22 they are reducing it -- they're doing
23 something, because number of trucks has gone
24 up, so they have to do something to make a
25 better lane for trucks.

1 But to answer your question, I
2 believe all of that is owned by the MTA but
3 leased to the Village.

4 MEMBER CREEDON: Thank you.

5 CHAIRWOMAN HAMMES: All right, well,
6 thank you very much. Much appreciated.

7 MEMBER BUCHANAN: Thank you.

8 MS. DIXON: Thank you.

9 CHAIRWOMAN HAMMES: The next order of
10 business is a motion to accept and approve the
11 findings and determinations approving the amended
12 site plan for the property owned by Stirling
13 Square LLC located at 300 Main Street, SCTM#
14 1001-4-7-29.

15 Did you get a copy of the Resolution?

16 MR. FARRELL: We didn't.

17 CHAIRWOMAN HAMMES: If you would just
18 come up to the microphone.

19 MR. FARRELL: Ryan Farrell, 300 Main
20 Street, Greenport, New York, 11944.

21 CHAIRWOMAN HAMMES: I just wanted to
22 make sure you are okay with that, you didn't have
23 any questions or concerns?

24 MR. FARRELL: No, seems completely
25 fair to me and, yeah, we are willing to adhere

1 to --

2 CHAIRWOMAN HAMMES: Sorry it's taken a
3 while to get to this point.

4 MR. FARRELL: We got there eventually.
5 All good.

6 CHAIRWOMAN HAMMES: All right. I mean,
7 the full Board got this. I don't know if anybody
8 had any further questions. I know you had one
9 question, which I answered. So I think we are
10 probably good.

11 So I guess you can sit down and we'll
12 vote.

13 MR. FARRELL: Great. I just wanted to
14 take a moment to thank everyone involved. I
15 know it's been a project, but thanks for all
16 the effort and all the help.

17 CHAIRWOMAN HAMMES: Thank you, for being
18 patient with us.

19 MR. FARRELL: No worries.

20 MEMBER CREEDON: And responsive to the
21 concerns of the community.

22 CHAIRWOMAN HAMMES: Yes.

23 So I make a motion to accept and
24 approve the findings and determinations in respect
25 of the amended site plan for 300 Main Street,

1 SCTM# 1001-4-7-29.

2 Do I have a second?

3 MEMBER WALTON: Second.

4 CHAIRWOMAN HAMMES: All those in favor?

5 Aye.

6 MEMBER CREEDON: Aye.

7 MEMBER WALTON: Aye.

8 MEMBER BUCHANAN: Aye.

9 CHAIRWOMAN HAMMES: Opposed?

10 (No respons).

11 CHAIRWOMAN HAMMEMS: Motion passes.

12 MR. NOONE: I'll mail you a copy.

13 MR. FARRELL: Thank you, appreciate it.

14 CHAIRWOMAN HAMMES: The next order of
15 business is a motion to accept and approve the
16 Planning Board memo to be sent to the Board of
17 Trustees in respect of proposed amendments to
18 the Village's zoning map as set forth in Draft
19 Local Laws 25-01 and 25-02.

20 These proposed amendments were
21 discussed at our last meeting and subsequently
22 a draft report was provided for each Planning
23 Board member's independent review.

24 Has everyone had a chance to review
25 the final draft that was distributed earlier

1 today?

2 (All Board members respond in the
3 affirmative).

4 CHAIRWOMAN HAMMES: Thank you. Does
5 anybody have any further questions, comments
6 or concerns?

7 (All Board member collectively
8 respond in the negative).

9 I thank everybody for timely getting
10 back to me on it over the last two weeks.

11 All right, with that, I'll make a
12 motion to accept and approve the Planning
13 Board memo in respect of Local Laws 25-01 and
14 25-02. Do I have a second?

15 MEMBER BUCHANAN: Second.

16 CHAIRWOMAN HAMMES: All those in favor?

17 Aye.

18 MEMBER CREEDON: Aye.

19 MEMBER WALTON: Aye.

20 MEMBER BUCHANAN: Aye.

21 CHAIRWOMAN HAMMES: Opposed?

22 (No response).

23 Motion passes. Mike, you were copied on
24 what I sent earlier today, I think, weren't you?

25 MR. NOONE: I got a few e-mails.

1 CHAIRWOMAN HAMMES: I think it was
2 attached. But I'll send it back out, but if
3 you can -- I'll send it to the Board of
4 Trustees, but if you can make sure once it's
5 done that it gets posted under the --

6 MR. NOONE: Yes, I can do that. But
7 this does have to be signed by the Village
8 Clerk.

9 CHAIRWOMAN HAMMES: It has to be signed
10 by the Village Clerk?

11 MR. NOONE: Well, there's a space for
12 her to sign.

13 CHAIRWOMAN HAMMES: In the report?

14 MR. NOONE: Yes. That was confusing to
15 me, but I assumed -- oh, I'm sorry. No, no, no.

16 CHAIRWOMAN HAMMES: You're thinking of
17 the resolution.

18 MR. NOONE: Correct.

19 CHAIRWOMAN HAMMES: No, there's
20 nothing to be signed on the report.

21 MR. NOONE: That's fine. They'll both be
22 posted tomorrow.

23 CHAIRWOMAN HAMMES: Yes. Okay. Fine.
24 Are you here for that? I can give you a copy
25 afterwards, if you want it.

1 MR. NOONE: I have a copy right here.

2 CHAIRWOMAN HAMMES: Okay. Any other
3 Planning Board business? There's not really any
4 public, so. Does anybody have anything?

5 (No response).

6 I'm not sure whether we'll have to have a
7 meeting on February 7th or not. I mean, are you
8 aware of anything?

9 MR. NOONE: Well, we noticed, publicly
10 noticed Bay Water LLC, Bay Water Incorporated,
11 which is Little Creek Oyster.

12 CHAIRWOMAN HAMMES: Okay, for their
13 entertainment permit?

14 MR. NOONE: Right.

15 CHAIRWOMAN HAMMES: Okay, so we'll have
16 that meeting on the 7th.

17 MR. NOONE: I haven't actually received
18 an application. It was a verbal confirmation. We
19 still have not bumped up against the cut-off for
20 applications, but it was thought to be prudent to
21 notice them.

22 CHAIRWOMAN HAMMES: All right, well,
23 I'll be here on the 7th.

24 MEMBER BUCHANAN: I'm checking now.

25 CHAIRWOMAN HAMMES: I think Elizabeth is

1 as well, so we should have a quorum. We should
2 just, can you just make sure the week before that
3 we have a quorum.

4 MR. NOONE: Sure.

5 CHAIRWOMAN HAMMES: Particularly because
6 of the alternating Mondays and Fridays, I'm afraid
7 people may -- the calendar to me is not as
8 clearcut as it used to be when it was on Fridays.
9 So I think that's why, I just want to make sure
10 everybody is focused on the day itself.

11 All right. With that I make a motion
12 to adjourn. Do I have a second?

13 MEMBER WALTON: Second.

14 CHAIRWOMAN HAMMES: All in favor?

15 (ALL AYES).

16 (Whereupon this meeting is concluded
17 and the time noted is 4:33 p.m.)

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

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

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

THAT the within transcript is a true record
of the proceedings taken on January 27th, 2025.

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

WAYNE GALANTE