

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 April 4th, 2025

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 DANIEL CREEDON - Member

17 FRANCES WALTON - Member

18 ELIZABETH TALERMAN - Member

19 SHAWN BUCHANAN - Member (Absent)

20

21 ALSO PRESENT:

22

23 MICHAEL NOONE - Clerk to the Board

24 BRIAN STOLAR - Board Counsel

25

1 CHAIRWOMAN HAMMES: Good afternoon.
2 Welcome to the Village of Greenport Planning
3 Board's meeting for Friday, April 4th, 2025. It
4 is 4:00 PM, and I hereby call the meeting to
5 order. This meeting is a public meeting.

6 The principal item on our agenda for
7 this afternoon is an open public forum to
8 solicit input from various Village stakeholders
9 on the community's vision for the future.

10 Before we begin, I would like to
11 briefly outline the role of the Planning Board.

12 As a statutory board under New York
13 State and Village Code, the Planning Board is
14 responsible for guiding Greenport's growth by
15 reviewing site plans, subdivisions and
16 conditional leases.

17 Additionally, the Planning Board
18 advises the Village Board of Trustees on the
19 comprehensive planning policies and zoning
20 regulations.

21 Our decisions and input to the Village
22 Board are required to take into account the
23 Village's overall planning objectives and
24 policies, as well as any particular site plans,
25 proposed uses, policies or laws' impact on the

1 community's health, safety, welfare, including
2 economic and social effects and related
3 environmental impacts.

4 As you may be aware, approximately 18
5 months ago, the Village implemented a
6 comprehensive zoning update aimed at protecting
7 the Village's working waterfront and retaining
8 the historic nature of the Village, while also
9 fostering Village growth, particularly in the
10 downtown district.

11 Key changes in those amendments
12 included easing restrictions for new businesses
13 by rezoning parts of the district to be
14 commercial retail, in particular, the south side
15 of Front Street and the west side of Main
16 Street, which were previously waterfront
17 commercial.

18 In addition, it eliminated most parking
19 requirements for new construction and retail
20 commercial areas, retaining it only for a
21 specified, intense-use types that were
22 conditional uses, and it also refined the
23 condition use regulations to ensure
24 compatibility with the community.

25 These updates were designed to

1 encourage the use of vacant storefronts for
2 retail and small businesses, and support
3 economic development, as well as protect the
4 working waterfront areas of the Village.

5 Since then, in working on various
6 matters that have come before the Planning
7 Board, the Planning Board has identified areas
8 where the revised code could be clarified or
9 improved to better support commercial occupancy
10 and housing opportunities.

11 To that end we are going to begin the
12 process of discussing at our Board meetings
13 potential amendments for consideration for
14 submission to the Board of Trustees.

15 Today's forum marks the beginning of an
16 ongoing dialogue with the community. We value
17 your insights and encourage open discussion on
18 these important zoning, planning and development
19 matters for Greenport.

20 Your feedback will help shape the
21 information that we provide with suggestions
22 that we make to the Board of Trustees.

23 After a few brief administrative items,
24 we will open the floor for public comment. We
25 look forward to hearing your perspectives and

1 working together to ensure a thriving future for
2 Greenport.

3 The first order to business is a motion
4 to accept and approve the Minutes of our January
5 10th, 2025 Planning Board work session, public
6 hearing and regular meeting.

7 I so move to accept and approve said
8 Minutes.

9 Do I have a second?

10 MEMBER WALTON: Second.

11 CHAIRWOMAN HAMMES: All those in favor?
12 Aye.

13 MEMBER WALTON: Aye.

14 MEMBER TALERMAN: Aye.

15 MEMBER CREEDON: Aye.

16 CHAIRWOMAN HAMMES: Motion passes.

17 The second order of business is a
18 motion to accept and approve the Minutes of
19 January 27th, 2025 Planning Board work session,
20 public hearing and regular meeting.

21 I so move to accept and approve said
22 Minutes.

23 Do I have a second?

24 MEMBER WALTON: Second.

25 CHAIRWOMAN HAMMES: All those in favor?

1 Aye.

2 MEMBER WALTON: Aye.

3 MEMBER TALERMAN: Aye.

4 MEMBER CREEDON: Aye.

5 CHAIRWOMAN HAMMES: All in favor. Motion
6 passes.

7 As previously mentioned, we are going
8 to open up the floor for public input.

9 This is an opportunity for you to share
10 your thoughts on the policy, goals and objective
11 of the Village, that the Village should address
12 as part of its comprehensive plan for future
13 development, both commercial and residential.

14 Our goal is to gather insights and
15 suggestions that may inform potential amendments
16 to the zoning regulations and other related
17 provisions in the code.

18 These discussions will help guide the
19 Village's future in a way that balances the
20 interests of all stakeholders, including
21 full-time and part-time residents, as well as
22 business.

23 As we all know, the Village faces
24 several economic and social challenges,
25 including the need to strengthen the vitality of

1 the downtown commercial area, expand housing
2 opportunities for full-time residents, balancing
3 seasonal tourism with the needs of year-round
4 residents, addressing increasing vacancies in
5 the commercial district, preserving the
6 Village's historic waterfront character,
7 encouraging mixed-use development that
8 integrates housing, expanding cultural and
9 recreational opportunities, and improving
10 infrastructure throughout the Village.

11 Today we will principally be in
12 listening mode as this is an early stage of our
13 information-gathering process.

14 Our plan is to hold future meetings
15 that we will focus on specific topics and
16 discussions on potential policy or code
17 amendments.

18 With that, I'm going to say if you wish
19 to speak you can approach the podium, please
20 state your name and address, and mention any
21 business affiliations you might have within the
22 Village or the greater Town of Southold.

23 Please direct your comments to this
24 Board, remain respectful of others' viewpoints,
25 and keep your remarks concise, limited to a few

1 minutes to the extent possible to ensure that as
2 many voices as possible are heard.

3 We would also request that the public
4 hold off on applause or other similar
5 indications of approval or disapproval in
6 respect of any individual speaker's comments.
7 Every voice deserves and needs to be heard and
8 listened to.

9 Thank you, in advance, for your
10 participation. I open the podium up for anybody
11 that wishes to speak.

12 MR. TOBIN: My name is Roric Tobin, 172
13 5th Street, Greenport. And some of the things
14 I'll be touching on are obviously beyond the
15 purview of the Planning Board, but the agenda
16 item was very broad in what it was discussing,
17 and I think in general it would be good if all
18 of the various boards work in concern. So I'm in
19 favor of that.

20 One thing I think that the code can be
21 updated for is to address ADUs. I know that is
22 something that there is a lot of discussion
23 about in the community right now.

24 I think there are possibilities;
25 there's every, my address and the five homes

1 surrounding, all have additional units on their
2 property. So there are a lot that are already
3 existing.

4 I would be weary of building new ones.
5 Those I think would have to be done to very
6 strict codes, but I do think there is an
7 opportunity if we try to limit it to a family
8 member living there, or a long-term rental
9 opportunity, or for private use.

10 I would not like to see the three
11 garages behind me all become Airbnb's.

12 So I think that is something that the
13 Board, all the various boards, should be looking
14 into in revising the code, and see it as an
15 opportunity, and try to work with a sensible
16 plan for that.

17 I also think that it would give an
18 opportunity for people with small business if
19 the, like the businesses are allowed within
20 homes themselves, like a massage therapist,
21 accountant, single client coming/going. If they
22 don't have room in their home, I think if
23 someone wants to use an additional unit on their
24 property for those purposes, I think it would
25 help them and make their life better, and not

1 harm the neighbors around them. So that's
2 something I would consider in the code.

3 Another thing, I'm glad that the
4 parking regulations are being reduced because I
5 think the onus of solving the parking problem,
6 which we are probably never going to solve, but,
7 fully, should not be on the individual
8 businesses. It should be part of a larger
9 Village plan. Obviously, hotels, things like
10 that. Residential things need to account for
11 people who are living there, but adding one
12 store, one restaurant, is not going to increase
13 the number of people coming to Greenport by just
14 by its one person.

15 So I think that parking should be
16 continued to be looked at to make sure there is
17 not just applied in these strict rules without
18 really looking at the situation of whether it's
19 needed .

20 The last thing, the other thing that is
21 going to be the big issue facing the Village
22 this year is the, whether we make it all
23 historical district or not.

24 Obviously, you know, at first glance,
25 we all want historic preservation. My house is

1 historic, I preserved it, I spent a lot of time,
2 a lot of effort, painstakingly going back to the
3 original details, scouring vintage shops to find
4 door handles. So I'm in favor of that. But I do
5 think that it opens up a lot of danger with sort
6 of arbitrary application.

7 You know, when you have a board of
8 people that are applying rules and deciding
9 whose renovations are okay and whose are not, it
10 opens itself up to uneven application, which
11 this Village already has a problem. So I just
12 think that is something we need to be wary of.

13 Also additional cost. You know,
14 sometimes historic preservation can be very
15 costly. And I was speaking with someone
16 recently who the historic board wanted him to
17 put in wooden windows even though the previous
18 renovation already put in vinyl ones. Wooden
19 windows would be more expensive.

20 There are homeowners that, you know, we
21 need to be careful that just by going by, oh, it
22 needs to be this, it needs to be that, doesn't
23 put an unfair burden on homeowners doing
24 improvements that are still within the
25 character, and we don't take it too far where we

1 are saying what color you can paint your mailbox
2 and things like that.

3 So I just think we need to tread
4 carefully, and put up safeguards if we do go
5 forward with making the whole Village historic.

6 And I think the other thing that needs
7 to be resolved is that some of the historical
8 goals are in direct conflict with our current
9 residential zoning.

10 Greenport village residential zoning is
11 actually, in my mind, more suburban than
12 historic village. The setback requirements, you
13 know, everyone who has an historic home, the
14 homes are pretty close to the street.

15 And do we really need big front yards
16 that people don't do anything except plant
17 grass, which we are not supposed to be planting
18 anyway?

19 So I think we have seen some very
20 strange-looking houses put in this village to
21 meet setback and other guidelines, just because
22 they don't want to go through the process. And
23 so I think that we, there needs to be some more
24 leniency or these open up so that it's not as
25 difficult to make sure our zoning actually does

1 align with the historic look of the village.

2 So those are the main things that I
3 would like to see addressed in these going
4 forward, and I thank you for taking the time to
5 consider it.

6 CHAIRWOMAN HAMMES: Thank you,
7 appreciate the comments. I would encourage you
8 also to attend the HPC hearings, if you haven't,
9 at least one of them. They are having some
10 sessions in the library, there's two more. But
11 we hear, and we probably as a Board will be
12 thinking about sending a letter on that to the
13 HPC. Thank you.

14 Anyone else?

15 MS. HARNEY: Marisa Harney, 633 1st
16 Street.

17 First, I agree with Roric's comment
18 about ADUs. Editorial comment, we've been
19 talking about this, it seems like for as long as
20 I think I've been coming to these meetings, and
21 nothing's happened yet.

22 So I encourage any of the things that
23 people say, the Village have somewhat of a sense
24 of urgency about, because we have been talking
25 about them for a long time.

1 Something that Roric has said as well,
2 at the candidates meeting, we have the
3 opportunity, we are not going to stop people
4 from coming to Greenport. We are not going to
5 put a toll at the street where people can pay us
6 \$20 to come in. But we can get pay parking on
7 Main and Front during high season.

8 We can make exclusions for residents,
9 stickers or something like that. But getting
10 additional revenue sources from the folks who
11 are coming in, who have money to spend in
12 Greenport, seems to me to be low-hanging fruit.

13 By the same token, I'm very disturbed
14 by the number of vacant commercial spaces in the
15 Village, and I would urge folks to look at a
16 vacancy tax on empty storefronts, to encourage
17 landlords to the economic aspect of lowering the
18 rent to make small businesses, which are the
19 life blood of a village like this, make it
20 viable for them to be able to afford to open
21 within the Village.

22 And finally, I think we should look at
23 a hotel tax, something perhaps seasonal. We
24 don't want to discourage people coming in the
25 off season, we want them here, but I'm fairly

1 shocked at how much it costs already, and it
2 doesn't seem to be daunting from paying it.

3 So to put it very crudely -- it's
4 probably going to be in the Minutes now -- we
5 should, I won't use the word "rape," that would
6 be bad. We should take advantage of the folks
7 who have a lot of money who are coming here
8 because they are not going to stop --

9 CHAIRWOMAN HAMMES: It would be better
10 to use the word "monetize."

11 MS. HARNEY: Thank you. Monetize. That
12 would be lovely. Thank you, Tricia. And that's
13 all I had. Thank you, very much.

14 CHAIRWOMAN HAMMES: On the parking, my
15 understanding, although, again, this is a Board
16 of Trustees question, I believe that they will
17 be voting soon on at least having paid parking
18 on Main and Front for the summer season, in the
19 summer. But we hear you on that.

20 Anybody else?

21 MR. MERRIFIELD: I didn't plan on this,
22 but I'm glad I'm here. I've seen a lot of you in
23 certain places.

24 We live in town, on 515 Fourth Street.
25 We just moved from way far west, up from

1 Cutchogue, just six months ago, and we own also
2 a store in town called Salt & Sea. Prior to that
3 it was Popsicle & Finn. So we do have a little
4 bit of skin in the game. And fortunately our
5 landlord at 15 Front Street, is an extremely
6 good landlord, and we are lucky and fortunate
7 enough to have parking.

8 We try to do our diligence on
9 understanding, because we are in the clothing
10 business, of understanding who our client is.
11 And our client, if you have been in our store,
12 and I know a few of you have, it's not cheap.
13 And I know that five years ago when we opened
14 the store a lot of people complained about the
15 value or the amount of money that we were asking
16 for our clothing.

17 I'm saying this because there is a lot
18 of money in this town, and we should capitalize
19 on the people that come into this town and
20 figure out a way for those people who parachute
21 in for a day or for a weekend, and spend their
22 money. I think the moratoriums and the Airbnb
23 restrictions is ridiculous. I just don't
24 understand it. That is not small business
25 focused.

1 We know that that our clients are
2 staying in Airbnb's, we know that our clients
3 are staying and have no problem spending \$500 or
4 \$600 in a hotel.

5 Now, I know that they all say that they
6 would like to spend less on a hotel, but we do
7 know. So, speaking in regard to also parking, we
8 do hang out in Cutchogue still, and we still
9 hang out in Aquebogue and we still hang out in
10 Southold.

11 The people don't come to our store are
12 those people, because they don't want to come to
13 Greenport because of parking. Which is kind of
14 strange, that the people that live in our
15 neighborhood do not want to come to Greenport
16 because they think parking is so bad.

17 But most of the people that we ask how
18 is parking, usually say it's not that bad, we
19 found a place.

20 I'm not going to litigate what is going
21 on at Claudio's. I read a lot. I know some of
22 you speak a lot about what's happened. It's
23 unfortunate. It's kind of sad.

24 My realtor is in this room today and I
25 probably would have, maybe had a different

1 opinion of whether we lived in Greenport.

2 We moved to Greenport to be a part of
3 this city. We've been coming out here for 20
4 years, and everyone that complains about
5 Claudio's being too loud and whatnot. Claudio's
6 was loud every Sunday. Let's get real. Just
7 enforce the laws. And if you have laws and
8 policies and processes, use them. And if you
9 don't have people to enforce them, then get
10 someone to enforce them.

11 And I agree, with all the tax items,
12 you should tax people that are not doing their
13 job of getting people in. We work right across
14 from the arcade. And it's getting old.

15 And now, my last point is homeless
16 people. We live next to the synagogue. It's
17 become a homeless haven on certain days. And I
18 try to work with the synagogue, and they are
19 very good about it. But they leave their trash.
20 We see people now across from the arcade,
21 staying in the arcade, sitting down there. It's
22 not a good look for the Village. We are much
23 better than this. This is why we moved here.
24 Let's just make it cool again.

25 I personally think this Village has an

1 identity crisis. It really does. It doesn't
2 know if it wants to stay old or be new. And I
3 think that the Village is supposed to help all
4 of us figure that out.

5 I love historical villages, I want it
6 historical. But, you know, people that complain
7 that Claudio's has changed their name after 175
8 years. Really? That's a pretty good run.

9 You kept the name for 175 years. Give
10 me a break. All right?

11 But, anyway, I appreciate the
12 opportunity to speak, and I'll be more engaged.
13 I am going to join the BID if they allow me to.
14 I just won't wear the orange shirt next time,
15 and we'll go from there.

16 CHAIRWOMAN HAMMES: Thank you, very
17 much. Next person?

18 MS. EDWARDS: Carol Edwards, 208 North
19 Street. I don't have a business, but I live here
20 and I think that one idea about empty
21 storefronts and somehow monetizing that, because
22 there are store fronts that have been empty
23 forever. And that helps give it a bad look, too,
24 and the sense that we are not quite there yet.
25 And we've got so much going on.

1 I don't have any solutions for anything
2 but I'm, I don't know, I think it's true, we do
3 have an identity crisis, and there is so much
4 that we can do. And so many people do care.

5 So I think we are going to get there,
6 but we are supporting you, so.

7 CHAIRWOMAN HAMMES: Thank you. I
8 appreciate it.

9 Just one point on taxes, because I
10 think these are all good ideas, and this Board
11 will be discussing them more, but just so people
12 understand, in order for the Village to adopt
13 any form of a tax, New York state will have to
14 approve it. So that's not something that
15 happens like that, okay?

16 I mean, generally, I believe, and
17 Brian, you may have a view on this, those types
18 of taxes kind of get approved in connection with
19 the budget being approved or at the end of the
20 year.

21 MR. STOLAR: You can get it as part of a
22 home rule law, so you would just, it's a
23 different process than the budget, but it still
24 requires a full review, adoption through both
25 houses, and by the governor.

1 CHAIRWOMAN HAMMES: Just having looked a
2 little bit into it, it seems like a lot of stuff
3 gets signed on December 31st.

4 But, anyway, thank you all for the
5 input. I just want to throw that out there for
6 people who may not be aware of some of the
7 logistics of these things.

8 Next person? Margaret, do you have
9 something to say?

10 MS. de CRUZ: Yes. Margaret de Cruz, 25
11 Washington Avenue.

12 I was watching this online, but I
13 couldn't Zoom in and talk, so I figured --
14 that's why I'm late.

15 Anyway, one of the things, yes, I'm
16 very aware of all the empty buildings out there,
17 and I was thinking that one of the things we
18 could really use are places that our residents
19 need, like hardware store, housewares store and
20 a repair shop. And a bike repair shop. Because
21 I would love to see a building that has all of
22 those things. Because it could be a nice
23 combination. And a tool sharing place, you
24 know. Things that are needed.

25 And it would increase I think the usage

1 of our town for basic necessities, which would
2 really be nice instead of having to go to
3 Riverhead. So like housewares, hardware, tool
4 sharing, repair shop. Yeah. I would love to see
5 that.

6 CHAIRWOMAN HAMMES: Thank you.

7 MS. ELKIN: Bridget Elkin, 135 Bay
8 Avenue.

9 I have lived in the Village with my
10 husband Eric and our two daughter. We have been
11 here now for like ten years. We started at the
12 far end of the village on Bridge Street, which
13 kind of marks the border. And we owned a bed &
14 breakfast.

15 Later we got into real estate, which
16 I'm into today, and that's our current
17 profession. Not just in Greenport, but the north
18 fork. I am the realtor Chris referred to.

19 And so, you know, Tricia, you certainly
20 know where I stand on all of these issues. I've
21 had conversations that we value, and I think
22 other members here understand where I stand on a
23 lot of things. And you know that parking is like
24 my big to do.

25 And I think that a lot of the comments

1 we are hearing today, about parking and vacant
2 businesses, are very much linked, right?

3 There are vacant business, I think in
4 some part because of our parking requirements in
5 the code. Which I'll talk about in a second.

6 But I think when you look at the
7 liveliest downtowns or the healthiest downtowns,
8 from an economic standpoint, many of them you'll
9 see pedestrians and not cars, right? And I think
10 if you walked Greenport, a lot of the shops --
11 Chris and Elyse, your store -- and you put them
12 in Georgetown, Washington or Burlington,
13 Vermont, or Ithaca, or all these places that
14 actually are walking only. They have very
15 little parking. Our restaurants and shops would
16 thrive there.

17 So I think it's maybe a bit of a
18 misconception to tie parking as a need, more
19 parking as a need, to solve our parking issues
20 downtown.

21 Really what it is, is that in order for
22 that person to drive from Cutchogue, as Chris
23 mentioned, and find a parking spot here, we need
24 to manage our parking better. We need to be
25 charging a certain amount of our parking, which

1 will guarantee that at least 15-20% of the spots
2 will always be open, because we are charging for
3 that curbside parking, and employees then won't
4 park there because they don't want to pay three
5 bucks or four bucks an hour for the parking. But
6 other people that are coming here, would happily
7 pay three bucks or four bucks for the parking,
8 right?

9 So basically right now, to make all of
10 our curbside parking free is a grave
11 misallocation of very valuable land. And sure,
12 maybe it could just be in the summertime. It
13 doesn't have to be year-round, but I would say
14 we don't even really need a resident sticker, a
15 resident sticker in season either. Because if
16 you go to New York City and you park really
17 anywhere in Greenport and walk anywhere in
18 Greenport, so if I'm going to Aldo's and I have
19 to park over on Bay Avenue where I live, that is
20 a really good parking spot in New York City. You
21 would consider that like your pretty baller
22 parking spot if that's the distance you have to
23 walk to go to your destination in the city.

24 So I think here we've kind of, for some
25 reason, some people feel that it's a

1 constitutional right that we have to be able to
2 park within like ten feet of the business we are
3 going to. And it's just not how Greenport is
4 set up.

5 And I think we need to embrace the fact
6 that it is always going to be a little tricky to
7 park in the summer. We are not going to solve
8 that.

9 If you guys, if we figure out as a
10 village how to solve that by adding more
11 parking, we'll be asked to speak for conferences
12 all over the world. Because everyone else all
13 over the globe has figured out that it's
14 actually not inviting more cars. It is actually
15 managing the parking you have, not adding more
16 of it that it is the answer.

17 You know, it's just more parking means
18 more cars. And I think that we have an
19 opportunity to really stick our flag in the
20 ground as a walking village.

21 Yes, you'll have to park a little
22 farther and walk, but that's what makes it
23 charming, and that's what's better for the
24 businesses.

25 If somebody has to park and walk along

1 all the businesses to get to the business
2 they're going to, they might pop into another
3 few stores along the way, right? And shop more.

4 So there's just so many benefits to it,
5 and I think that we need a little bit more
6 education, I think an education, having people
7 come in and talk about parking and try to kind
8 of maybe help people think about it a little bit
9 differently. Because it's a real easy shot to
10 say that we need more parking. But I just don't
11 see it that way.

12 And then the parking requirements. So
13 right now the code in our conditional use, the
14 code is, if 1st and South was to develop as they
15 are today, right, if that lot was available and
16 somebody wanted to put a restaurant there, we
17 would be requiring them to put, to like
18 basically allocate half of that lot to parking.
19 So the hotel that tried to go up, that spot for
20 a hotel, I'm not saying there should be a hotel
21 there; or like Matt Michael trying to develop
22 the former Emilio's site, we are asking them to
23 basically pave half of that lot.

24 But the biggest issue I have with that
25 code is that we are requiring them to get a

1 parking study. And this parking study costs
2 anywhere from \$25,000 to \$40,000, by an
3 engineer. And then we are telling that that
4 person they can only do that parking study from
5 May to the end of October.

6 So if I buy, on Halloween, if I buy a
7 building, I can't do anything with that asset
8 until May. Really until the following October.
9 Because in May I'll get the parking study. In
10 June or July I'll get it back. Then I'm going to
11 start my process or revisit with you guys.

12 So it's pretty anti-business, you know,
13 it's really anti-development. And I think it
14 doesn't really make sense to me that there are
15 so few lots left like that.

16 You know, when you think about the
17 movie theatre, no parking. Little Creek Oyster,
18 no parking. 1st and South, no parking. These are
19 businesses that are maxed-out on their lot. And
20 I have no problem going there. I see all of us
21 there. I think that it works. So to kind of say
22 to these last two lots like you have to develop
23 it in a way that is totally out of character
24 from our existing village, it feels, frankly,
25 unfair. And it feels like it's not rooted in

1 any data.

2 Like we're asking them to get this
3 parking study, yet we don't have a parking study
4 to refer to.

5 So I think that's too much of a barrier
6 for entry.

7 CHAIRWOMAN HAMMES: I would just like to
8 clarify that. That is not just a parking study.
9 In fact the parking is the least of it. It's
10 usually the traffic study that this Board is
11 mostly concerned with.

12 MS. ELKIN: Yeah, but then it really
13 shouldn't be tied to size then, Tricia, because
14 if Little Creek Oyster that just moved in their
15 space, like that's a busy business, right? So
16 like that, there's no sidewalks on Carpenter,
17 there's nothing --

18 CHAIRWOMAN HAMMES: If the decision was
19 made to grandfather properties, we could, I hear
20 you.

21 MS. ELKIN: Right, but you guys have the
22 ability -- I don't want to get sidetracked --
23 you guys have the ability, and correct me if I'm
24 wrong, for any business that opens anywhere, you
25 guys have the ability to review the site plans.

1 CHAIRWOMAN HAMMES: We have the ability
2 -- we have to have the ability always to require
3 a traffic study for any business that has to
4 come before us.

5 MS. ELKIN: Right, so then I can't
6 really understand why when Little Creek Oyster
7 moves into that spot, which has a dangerous
8 corner, no sidewalks, and it has not been in
9 business in a while, doesn't need a parking
10 study, but Matt Michael whose business exists in
11 Sterling Square, that has literally no parking,
12 and wants to move to a site with some existing
13 parking, requires a parking study. It doesn't
14 add up.

15 CHAIRWOMAN HAMMES: Well, Little Creek
16 didn't come before this Board, so I can't speak
17 to what we would have required or not required
18 for it. Because it didn't come to this Board.

19 MS. ELKIN: But you have the ability to
20 ask them to come, right?

21 CHAIRWOMAN HAMMES: No.

22 MS. ELKIN: You can't ask for a Planning
23 Board site review when somebody opens a new
24 business?

25 CHAIRWOMAN HAMMES: It's the Village

1 makes the call -- the Village makes the call
2 when somebody files for a change of occupancy or
3 use as to whether it requires Planning Board
4 approval or not.

5 We don't interpret the code, we just
6 hear things about site plan and conditional uses
7 that have to come to us per the code.

8 MS. ELKIN: Yeah, I think the point was
9 if we had better management of our parking, a
10 lot of the safety issues that you guys are
11 concerned with with a parking study, when you
12 charge for parking, there is almost, the idea of
13 it that there is always open spaces because you
14 are charging for it. It helps flow and stops
15 people from double parking and makes it safer.

16 So I think that, you know, that we
17 should have the parking study, that we should
18 spend that money and have one parking study --

19 CHAIRWOMAN HAMMES: I believe the
20 Village is working on something along those
21 lines, but again, that's handled by Village
22 Hall.

23 MS. ELKIN: Yeah, it's quite expensive
24 for these businesses. Like to start off with
25 like a \$25,000 expense for a business owner, is

1 like a non-starter for most -- like Sarah
2 probably would not have opened First and South.
3 It's a non-starter for people.

4 And then, on top of that to say you
5 bought this asset and you have to hold on to it
6 for all that time because you can only do the
7 parking study between May and October, is even
8 more of a hindrance, so.

9 CHAIRWOMAN HAMMES: Again, it all
10 depends on what you are doing as well, right?
11 Retail doesn't have to do anything. They don't
12 even have to come before this Board.

13 Somebody could develop an empty space
14 in this building and put a building on it that
15 had mixed retail, a restaurant that was under
16 1,500 square feet, apartments upstairs, and they
17 would have to come to us for site plan approval,
18 but there would be no conditional use, there
19 would be no parking requirement associated with
20 that.

21 Under our code they would be able to
22 allow to build on almost all of the lot, because
23 the lot coverage in downtown is very high. So,
24 you know, there were very, very few things, I
25 just want to clarify this for the public. I

1 understand what your position is on this, and
2 I'm not agreeing or disagreeing with you. The
3 whole reason we are having this hearing is to
4 hear from people. And we want to think about
5 this. And we recognize quite clearly that there
6 are some things that need to be fixed in the
7 code to make this process work better for
8 people. So I want to be clear on that.

9 But there are very, very few things,
10 very large restaurants, things that basically
11 are the equivalent of a night club, hotels, gas
12 stations, and, you know, the type of businesses
13 that people didn't want to have come in here
14 easily, which are formula businesses, like a
15 Gap, are basically the type of people that fall
16 in that category.

17 Retail, we made it so much easier for
18 retail to open in this Village when those
19 changes were adopted. We made it much easier for
20 people that have stuff on the south side of Main
21 Street to open, because before they had to come
22 to the Planning Board for everything.

23 You know, restaurants that were 1,500
24 square feet and below, permitted. Takeout food
25 establishments that have a cafe element,

1 permitted. Again don't have to come to this
2 Board unless they are doing construction and
3 require a building permit and site plan review.

4 So I understand what you're saying. I
5 understand that there are challenges. I think we
6 all understand there are challenges. We have
7 been living with it for the last eighteen
8 months. That's one of the reasons why we are
9 embarking on this. But I don't want there to be
10 a misconception in the public that we are making
11 the bar this high for every business that wants
12 to open up out here. Because, most of those
13 empty storefronts downstairs, with the arcade
14 being aside, there are many things that could go
15 into those and would never even have to come to
16 us.

17 MS. ELKIN: Right, but that's, I guess,
18 my issue. I don't think it's working and I don't
19 think people want to build what you are talking
20 about, because it's expensive to put. So let's
21 just use -- I'm going to just like back up for a
22 second. The large lot that was formerly Emilio's
23 that's sitting there. It was a pizza place, and
24 it did have parking. And we have a local person
25 who employees 30 people, local people, half of

1 them which walk to work. And what we are saying
2 to that business owner that's been established
3 here for over ten years, is that now you have to
4 put in, if you want to develop without a huge
5 cost to parking, and avoid the parking study
6 that you're talking about, we need you to put in
7 retail and shops and have tenants, and possibly
8 apartments.

9 CHAIRWOMAN HAMMES: It's not always that
10 either, Bridget.

11 People should read the pre-submission
12 report on that.

13 MS. ELKIN: I'll ask you a very simple
14 question.

15 CHAIRWOMAN HAMMES: The purpose of this
16 meeting is not to discuss a particular parcel or
17 a particular business, first of all.

18 MS. ELKIN: Okay.

19 CHAIRWOMAN HAMMES: Okay? Because we're
20 not legislating for that. That would be spot
21 zoning and all the like.

22 We want input from the community on
23 things that they see as challenges and things
24 they would like to see improved. And we will
25 take that and we will come back and have a

1 discussion with people. But I'm not going to sit
2 here and debate with you whether or not Matt
3 Michael should be able to build a pizza spot on
4 that thing.

5 The Board has put out its
6 pre-submission report, and to be frank, we've
7 tried to work with Matt.

8 MS. ELKIN: Tricia, you said you were in
9 listening mode and it doesn't feel that way,
10 frankly. And I didn't try to start a debate with
11 you. You wanted to clarify to the public what I
12 was saying, and I'll say it again.

13 If Matt wanted to open a 2,500 square
14 foot restaurant there and serve pizza, much like
15 he is, and right or not, much like he is in
16 Sterling Square, he would have to do a \$40,000
17 study. That is my point. And I think that is not
18 great for our Village. That is my point.

19 CHAIRWOMAN HAMMES: He's not required to
20 do it under the code.

21 MS. ELKIN: Sorry?

22 CHAIRWOMAN HAMMES: He's not required
23 under the code to do that.

24 MS. ELKIN: To do a parking study?

25 CHAIRWOMAN HAMMES: No.

1 The pre-submission requested it because
2 of certain aspects that he had proposed.

3 MS. ELKIN: And I'm saying it's
4 expensive, and I think it's a barrier and it
5 shouldn't fall on that. And I think that we are
6 mis-allocating the parking problem. We have
7 parking problem in Greenport because we are on
8 the water, and we have an awesome carousel and
9 awesome Mitchell Park. The easiest time to find
10 a parking spot in this village is when the
11 restaurants are busiest, like between 5:00 and
12 8:00.

13 So I think that we have unfairly
14 punished restaurant owners, thinking that they
15 are the drivers of our parking problem, and my
16 opinion of it is that it's not true.

17 And you guys don't have the data to
18 tell me it's not true because we don't have an
19 updated parking study ourselves. So, thank you.

20 CHAIRWOMAN HAMMES: Next?

21 MR. SALADINO: My name is John Saladino,
22 I live on 6th Street.

23 In the interest of full disclosure, I
24 volunteer on the Zoning Board. I'm also a member
25 of the code committee.

1 I would like to remind the public that
2 so far all the problems that I heard here, are
3 all the perceived problems that I heard here
4 today, were discussed for one year and eight
5 months, once a week, at a public meeting.

6 The code committee was more than
7 willing to take questions, answer questions, try
8 to explain their logic, and occasionally there
9 would be a member of the public that would show
10 up, have a question that concerns their
11 particular business or their particular problem.

12 The residents, the non-business owners
13 that showed, that spoke to the code committee,
14 their concern was parking. They have a
15 different, they had a different point of view
16 than my friend Bridget. They were concerned
17 about being able to park in the residential area
18 because of the people that were coming to
19 Greenport to enjoy Greenport.

20 I heard a business owner say that
21 people that live in Cutchogue don't want to come
22 to Greenport because it's hard to park. I
23 apologize, I think that's hokum. I honestly do.

24 I mean, people are not going to drive
25 from up west, and when they get to Greenport

1 say, oh, I can't park in front of Noah's so I'm
2 turning around and going home. That is just not
3 the case.

4 Anybody that drives anywhere, unless --
5 unless you've never heard of Greenport, unless
6 you don't know where it is, unless you're from
7 Dugway, Utah and you, you know, fell out of an
8 airplane. Some days it's easy to park, some days
9 it's not.

10 As far as parking, they'll square it
11 away. You know, it'll be paid parking, it'll
12 be, there is no space to build parking lots.

13 We heard comments that they should turn
14 the arcade into a parking lot.

15 So I would just like to remind the
16 folks, this has been discussed for months, for
17 months and months and months and months and
18 months. A lot of stuff that are concerns here,
19 were in drafts that the code committee made and
20 gave to the Village Board. It's up to them to
21 either act on it or not.

22 So I applaud the Planning Board for
23 even having this discussion, and I mean it's not
24 part of their mandate. They are taking time out
25 of their schedule to listen to your concerns, to

1 give the folks a chance to voice their concerns.
2 But some of the things we've heard here today
3 are a little self-serving. You know, one guy
4 was concerned about the ban, not ban, but
5 restrictions on Airbnb. His customers stay in
6 Airbnb. They spend money.

7 I don't want to take a lot of time with
8 this because I've said it at more meetings than
9 I care to remember.

10 The code committee did a study. They
11 have the data. We have information from 50
12 municipalities that Airbnb is a detriment to
13 year-round housing.

14 The mandate was not to get rid of
15 Airbnb, but to provide for more year-round --
16 not affordable -- more year-round housing.

17 So for a business owner to come and
18 say, well, my customers. That's true. Because
19 there are not a lot of hotels in Greenport, so
20 people have to stay someplace, or be
21 daytrippers.

22 But there's 100 business properties --
23 there's 950 properties in the village, 100 of
24 them are commercial properties, business. The
25 other 850 are residential properties, and the

1 residents would like, as expressed to us, a
2 sense of community. They want a sense of
3 community. They want somebody that is going to
4 join the fire department, be a volunteer on a
5 statutory board, volunteer someplace, be part of
6 that community. Not somebody, not eight
7 different people that they see every eight
8 weeks. So we took that into consideration.

9 To say that a business might lose
10 business because the people that stay at
11 short-term rentals won't patronize their store.
12 I'm looking around and I see a lot of people
13 that I know. And I go to all our local
14 business. I see a lot of my friends there also.
15 So because you are not a short-term renter
16 doesn't mean that I'm not going to eat at the
17 Frisky Oyster. It doesn't mean that I'm not
18 going to eat at Noah's. I'm going to go there
19 anyway.

20 You don't have to be from out of town
21 to patronize those businesses.

22 So I think a lot of what we might hear
23 about the perceived fear that people might lose
24 business if you ban short-term rentals.

25 I didn't write anything down because I

1 didn't plan on saying anything. But I just
2 wanted to dispute some of the things that are
3 heard here.

4 A property, a particular business was
5 brought up that is overburdensome for that
6 particular business to even be able to open.
7 From what I know, from the plans that I saw,
8 from being consulted, some projects, I'm not
9 saying all projects, some projects are overly
10 ambitious. I sit on the Zoning Board, we see
11 people that want to put five pounds of stuff in
12 a two-pound bag all the time. And sometimes when
13 a business owner or particular piece of property
14 wants to do that, the Village whoever it might
15 be, Planning Board, Zoning, Historic, have to
16 take a step back and say it's a little too much.

17 So if somebody themselves or their
18 friends feel that a particular business was
19 singled out, I'm not sure I agree. So I'm taking
20 up too much time. I apologize. Thank you, for
21 listening.

22 CHAIRWOMAN HAMMES: Anybody else?

23 MR. ALTON: Eric Alton, 135 Bay Avenue.
24 Commercial interests are real estate profession.

25 Just really briefly, because one of

1 the, part of the conversation was about
2 suggestions around economic revitalization. And
3 I just want to make a point that I think leads
4 to a lot tension in the Village, but also needs
5 to be, we need to establish kind of how we want
6 to line up our priorities.

7 I think most municipalities, most small
8 villages in the country, are struggling to
9 attract business, they're losing young
10 professionals, their losing talented, creative
11 minds to big cities, and I think Greenport
12 really benefits from being what is seen as a
13 desirable commodity.

14 I don't mean to kind of take the
15 humanization out of this, but it's like
16 Greenport is kind of a, it's an interesting
17 brand, it's seemingly from the outside, this
18 sort of vibrant hot spot.

19 Now, we know, at the end of the day,
20 living here full-time, it's really just about,
21 it's about our neighbors, it's about our
22 setting, it's about, you know, very much the
23 human element.

24 But I think, as a Board, and as a, you
25 know, sort of from a dormant perspective, if you

1 will, we can't take for granted the fact that we
2 are kind of an attractive brand. We need to make
3 ourselves as desirable as possible to the people
4 that created the energy, the business owners,
5 who are taking on projects that align with our
6 priorities.

7 So, again, I'm not saying the code is
8 not reflective of this. I think it is in some
9 ways, it isn't in some ways. But we should be
10 in the business of trying to attract talent
11 rather than trying to reject what we see as
12 problematic investment, because in the long run,
13 the problematic investment, in air quotes, is
14 going to have the deep pockets to litigate, to
15 bully, and the one-off mom and pop, you know,
16 the young start up, is going to be
17 disenfranchised or exhausted, and unwilling to
18 kind of see it through.

19 So, again, I grew up in a small town
20 that has certain similarities, but a lot of
21 these with economic prospects dimmed, you know,
22 in the 80s and 90s as kind of traditional
23 industry left, and they have kind of rebounded
24 around tourism. And Greenport is a lot of, you
25 know, it's a lot more than tourism, but that has

1 been the cornerstone of the 21st century economy
2 here. And before that. But certainly in the 21st
3 century.

4 And I just, I love the idea of
5 Greenport's kind of planting its flag and kind
6 of being this banner of like, yes, come, we
7 understand; we're not keeping you out, but we
8 are going to be really attractive to the people
9 who embrace what we're about in the next
10 century, and not people who are trying to turn
11 it into a, you know, something else. And the
12 Hamptons are often looked at as a cautionary
13 tale. And Montauk, you know, the development of
14 Montauk is certainly not the model we want to
15 follow.

16 But how can we as boards, as a
17 community, as, you know, members of code
18 committee, I, you know, I was involved in the
19 parking discussions on that. I don't know that
20 my feelings were reflected in the code, and
21 that's okay, but how can we as a community and
22 as a set of legislators and statutory boards,
23 board members, be as attractive, or create as
24 attractive a setting as possible for the type of
25 talent, the type of people, the type of

1 community members that we want. So.

2 MR. TOBIN: Roric Tobin, again. Just two
3 things that I wanted, I know that this is not
4 again under this Board, but with regard to
5 adding local taxes for hospitality or, you know,
6 changing tax code for vacancies and things like
7 that. Yes, it's difficult, but as they say, the
8 best time to plant a tree was 20 years ago, the
9 second best is today. If it's going to take us
10 two years to get that passed, it's going to take
11 two years if we start in two years. So I just
12 want to put that out there.

13 And just putting into the ether as
14 well, I would love to see the BID work with the
15 Zoning and Planning Board to come up with a sort
16 of guideline for new businesses because I think
17 there are young business owners or potential
18 young business owners that have never done this
19 before, and don't know where to start, and there
20 might be some tensions, sometimes they are
21 asking for things that are appropriate,
22 sometimes not.

23 So I would like to see the BID and the
24 Boards work together to come up with just a
25 little way to make it easier for businesses.

1 Just something to think about.

2 MR. OSINSKI: Charlie Osinski, 433 Main
3 Street.

4 I think that it's in the code, two
5 stories is the max in the village, and I feel
6 like that was made a long time ago, and people
7 saw it then as important, but I see a lot of
8 proposals coming up for three-story maxed-out,
9 and most of them are like big boxes.

10 But I would say this really shouldn't
11 be three-story buildings going up in the
12 Village.

13 And then, um, density of people living
14 in the downtown area, but all over Greenport, I
15 feel like at a certain point it goes past what
16 is, you know, too much. And I see the big
17 apartment buildings that just went up in
18 Ronkonkoma train station, that are five-stories
19 high, and they are massive.

20 And as far as density, I just wonder
21 if, you know, people want more living spaces
22 that don't cost a lot. And I think that's mostly
23 for work force. But I think at a certain point
24 it's maybe too much. Too many people coming in
25 to, you know, when you start doubling how many

1 buildings can go on a lot, or how many
2 apartments can go into a space. I think there
3 has to be a cutoff for how many places go in.
4 And I think that's it.

5 Do you guys go with bamboo at all? I
6 feel like it should be in the Village that we
7 don't plant bamboo.

8 CHAIRWOMAN HAMMES: I understand your
9 point.

10 MR. OSINSKI: Yes, my neighbor's lot is
11 completely engulfed, and it's gone beyond that.
12 And it's a real hassle to be digging it. A lot
13 of places have bamboo laws, so. Thanks.

14 MS. NEFF: Ellen Neff, 629 2nd Street.
15 They don't even want bamboo at the dump anymore.
16 Beware.

17 I live in the village a long time, and
18 I think one of the important things in my time
19 here was serving on the ZBA, because then you
20 find out there is a tension between what people
21 want and what the code says and what the ZBA has
22 to listen to, what to allow and what to not
23 permit.

24 Education in the community, of the
25 people who lived here a long time, who I think

1 retain as many of those people who ran
2 businesses or did not run businesses, is prized.
3 It's prized by me, whose children live at least
4 five-hundred miles away.

5 This place, to survive in any way, is
6 all the opportunities to have some dialogue
7 between what people would like to make Greenport
8 into and what makes it a Village that can
9 survive and thrive in one-square mile.

10 Community, the tensions that exist
11 between, it's dislocating to live on a block
12 that in my lifetime, houses sold for less than
13 \$50,000, to they sell for more than \$800,000.

14 Wood frame houses, some in good repair
15 and some not. It is dislocating what's going on
16 in the stock market. You think that's
17 dislocating. Living here over time is dizzying.
18 How do we go on? We go on by trying to figure
19 out a place for people to live, year-round
20 housing of some kind, obtainable housing,
21 affordable housing, workforce housing. Whatever
22 you want to call it.

23 However, people can find a way to
24 continue to provide that, as an ADU, as a
25 two-family house, but I've sat with people in

1 the last five years who have long-term tenants
2 who don't know that what is happening next week
3 is they find out they don't have a house
4 anymore. And I don't know if you know how often
5 that happens to people. Um, how do we go on.

6 I think we go on by trying to figure
7 out what we want in the code, how we enforce the
8 code, and how we support families to continue to
9 live and work in this environment.

10 Thank you. You have a big job.

11 MS. de CRUZ: Margaret de Cruz, 25
12 Washington Avenue. You know, I was just reading
13 about how Claudio's is just, well, these people
14 took over a few years ago, but now they are
15 going to open, and they are changing everything.

16 This is what is happening a lot, people
17 are leaving and dying and getting too old to
18 keep their businesses, and then very, very rich
19 people are coming in and changing it.

20 And the whole idea that our town is
21 more of a tourist town than anything,
22 unfortunately, it's probably true. But how do
23 we, like I still feel like we need to get
24 together as a community and discuss what
25 businesses are good for us and also will attract

1 tourists or, I don't even want to attract any
2 more tourists personally, but if that's what we
3 have to do financially. But we need to have
4 things that, I don't even know, you know, to
5 have new people come in and bring their ideas
6 and their creativity, that is what we need.

7 I don't think -- we have enough
8 restaurants, we have a lot of real estate
9 agents. So what else can we do. You know, that's
10 what I think we should have a group discussion
11 in. Just like we did about housing two years
12 ago. Thank you.

13 CHAIRWOMAN HAMMES: Anybody else?

14 MS. DONOVAN: Susanne Donovan, 300 4th
15 Street.

16 I also came here really primarily to
17 listen, and I appreciated everybody's comments.

18 I want to take a bit of, I guess I'll
19 say left turn, and that is to say we won't be
20 able to have economic development or a village,
21 you know, where we are trying to maintain a
22 working waterfront, if we also don't pay
23 attention to the environmental issues that are
24 underpinning all of this.

25 We are in, you know, a long with the

1 rest of the coastal communities, in sort of
2 crisis mode when it comes to looking at what is
3 going on in the coastal sea rise, and our plans
4 to do flood mitigation and our development
5 around that. I think our codes need to pay very
6 close attention to those details.

7 I think to the extent that we do have
8 what has been described as an identity crisis.
9 In some ways the working waterfront issue really
10 sort of embodies that, and I think the parking
11 does as well.

12 So if you are talking to people who are
13 residents who have been here for quite some
14 time, they are all accustomed to being able to
15 just drive up and park and, you know, get out
16 and do business right away.

17 And, you know, that tension actually
18 has been going on for some time.

19 I don't want to comment on the parking,
20 because that is a whole other broad piece. But I
21 think that if we don't pay attention to what is
22 going on in our environment and place ourselves
23 into sort of a larger perspective, including
24 what is going on with the Town, and the zoning
25 code, and the kinds of work that is being done,

1 we are not going to have the kind of village at
2 all. Unfortunately. So, there is a lot more to
3 say about that. But in terms of broad planning
4 ideas, I think we really have got to be very
5 cognizant of what is happening in our
6 environment.

7 CHAIRWOMAN HAMMES: Susan makes a good
8 point, just in case people in the audience are
9 not aware of it.

10 The Town of Southold is embarking on a
11 re-write of its zoning chapter. I believe the
12 draft is supposed to be released to the public
13 in April. That obviously doesn't apply in the
14 Village. The Village has its own zoning code.
15 But Greenport, you know, is one mile. You go
16 above Bridge Street, you're out. You go past 6th
17 Street, I think, you are out.

18 So I would say to the extent that you
19 are interested in this stuff and you are
20 participating in this meeting, to try to pay
21 attention a little bit to it.

22 I find sometimes I focus too much on
23 this and I'm trying to pay a little bit more
24 attention to what is going on over there.
25 Because it does have the potential to really, I

1 think, impact the Village as well, depending
2 what they do with zoning in the perimeter around
3 the Village.

4 So just a kind of plug there, I think
5 the Greenport civics group is going to be doing
6 a lot of work on that. If you are not member, I
7 would suggest try to get involved and follow
8 them as well.

9 Poppy?

10 MS. JOHNSON: Hi. Poppy Johnson, 130
11 Ludlam Place.

12 I just want to echo what Susie said. I
13 think our environment is a very important thing,
14 and one of the things that we can do about it is
15 to accept the idea of higher density.

16 I don't have any problem with
17 three-story buildings, I don't have any problem
18 with people having apartments over businesses,
19 and I think that we are going to have to do
20 that. And ADUs are good. We need density. And
21 we don't really need a lot of cars. I mean, I
22 agree with Bridget that, I mean, Paris, I hear,
23 is setting up a whole lot of areas where it's
24 going to be just walkable. And all over Europe
25 people do that.

1 I mean, there's one problem about that
2 is walking is fine except we are a Village where
3 there is a lot and lot and lot of very older
4 people, and walking becomes harder for them.
5 But you, you know, there still has to be a way.
6 We don't need to have cars up and down all the
7 streets all the time. And maybe we can figure
8 out a way of having it be really more of a
9 walking village. Thank you.

10 MS. deCRUZ: So, Poppy, that was great.
11 And I really was thinking, you know, well, yeah,
12 in Paris and New York City we have the subway
13 system. But we don't need those big buses. We
14 can just do some vans.

15 You know, in Brooklyn they started a
16 thing where the big buses were so caught up that
17 people just started doing vans for a dollar, you
18 could get in. It wasn't exactly legal, but you
19 can get somewhere.

20 But I think doing something like that,
21 some kind of smaller transportation, and it
22 would be a job, another job or a business.

23 And then the water, working waterfront,
24 that is one of the main things we could focus on
25 as far as the businesses in this Village. We

1 have to remember that. That is what gives it so
2 much character, so. Thank you.

3 CHAIRWOMAN HAMMES: Anyone else?

4 (NO RESPONSE).

5 I feel like most of you have
6 participated, which is greatly appreciated.

7 Well, so I think, I would note that we
8 did receive some e-mails. I'm not going to read
9 them all. They raise a number of the issues that
10 have already been raised here today, but we
11 thank those people and we are more than happy to
12 receive further comments or suggestions sent to
13 Mike.

14 I think our hope is kind of next steps
15 is we are going to regroup on this and put
16 together some buckets of topics. I'll do that
17 for our next meeting which is -- when is our
18 next meeting? Later this month?

19 MR. NOONE: It's the 28th, I think.

20 CHAIRWOMAN HAMMES: And probably start a
21 discussion among the Board at the next meeting a
22 little bit about how we can kind of start taking
23 some of the stuff and whether we need to go out
24 and get some more data, get some more community
25 input, and come up with some ideas that maybe

1 then we'll roll out to the public to get input
2 on.

3 But we want to continue this dialogue
4 and we really appreciate all of you showing up.
5 There's been some really good points raised here
6 today. A lot of them, I think, probably help
7 re-enforce ideas of this Board has already been
8 having, so that is also really helpful. That was
9 part of the reason for this, was to make sure
10 that our thinking wasn't kind of going off in a
11 direction that the rest of the community's
12 thinking wasn't going in.

13 We are also thinking about trying to
14 put together a survey that would be, you know,
15 probably in utility bills to residents. I
16 believe, I don't know, Linda, whether you can
17 speak to this or not. But I think there's been
18 some discussions about trying to work with the
19 BID on a survey for this summer to try to
20 collect some more information on kind of our
21 tourism traffic out here and kind of going to
22 transportation and parking issues, as well as
23 composition of businesses and things like that.

24 So I know that somebody had spoken to
25 you about that. I think this Board is also,

1 would be happy to try to be more involved in
2 that. And I think there is some talk about --

3 MS. DONOVAN: We'll coordinate.

4 CHAIRWOMAN HAMMES: Yes. So there is a
5 lot that we are, is going to go on behind the
6 scenes. We understand the urgency. You know,
7 we'll move as quickly as we can. Things though
8 do take time in government, and, Roric, your
9 point about taxes, I was not trying to imply
10 that we were not going to move forward because
11 of the state, I just was trying to, not
12 everybody knows necessarily what is involved in
13 different things. So I just wanted to make sure
14 people didn't think this was going to be like
15 next week the Board of Trustees could pass a tax
16 and we would all start collecting the money.

17 But most certainly we should be moving
18 forward as quickly as we can. You know, zoning
19 changes take time. They have to be discussed,
20 they have to get public input. The Board will
21 then have to discuss them, and then it will have
22 to go to Suffolk County Planning. But I think,
23 again, this Board is committed to rolling our
24 sleeves up and trying to do some work on this
25 and continuing to engage with the community.

1 I don't know if any of my fellow Board
2 members have anything they want to add to this
3 at this point.

4 MEMBER WALTON: I just wanted to thank
5 everybody for, again, thank you, for coming
6 today, and we very much want to hear your points
7 of view, and so appreciate your being willing to
8 get up and speak.

9 MEMBER CREEDON: I would only say that
10 it's important, I think, that I keep in mind,
11 it's important that I keep in mind, how
12 important the Village is to residents.

13 To me, most important to residents.
14 Important to business owners as well. But the
15 village belongs to the residents. And many of
16 those business owners are residents. But I think
17 residents is what makes Greenport what it is.

18 CHAIRWOMAN HAMMES: So I think with that
19 we'll close the discussion on this topic for
20 now, but please stay tuned, if you are
21 available, please continue to attend our
22 meetings or at least check the agenda. We'll
23 try to keep getting the word out to people as
24 much as possible, and if you have thoughts after
25 this, again, we would be happy to receive them.

1 Mike is the best point of contact to send things
2 through, and then he makes sure that we all get
3 it.

4 Basically, I'm going to skip Item Four
5 in the agenda, it's just other Planning Board
6 business, of which I don't believe that there is
7 any at this point.

8 So I'm going to make a motion to
9 adjourn the meeting. Do I have second?

10 MEMBER WALTON: Second.

11 CHAIRWOMAN HAMMES: All in favor? Aye.

12 MEMBER WALTON: Aye.

13 MEMBER CREEDON: Aye.

14 MEMBER TALERMAN: Aye.

15 CHAIRWOMAN: HAMMES: Motion carries.

16 Thank you, very much.

17 (The time noted is 5:08 p.m.)

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