

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 May 9, 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, ESQ. - Board Counsel
25

1 CHAIRWOMAN HAMMES: Good afternoon, and
2 welcome to the Village of Greenport's Planning
3 Board meeting for Friday, May 9th, 2025. This
4 is a public meeting, the time is now 4:01 PM,
5 and I hereby call the meeting to order.

6 Today's agenda is focused on a
7 continuation of the Planning Board's discussion
8 on overall concerns relating to the Village's
9 zoning and longterm planning efforts. Our agenda
10 includes -- this is old. It does not include an
11 application for site plan.

12 In any event, we are going to give the
13 public an opportunity to comment on some of the
14 topics we're going to discuss today. If you
15 choose to speak, please remember to state your
16 name and address for the record, and also
17 disclose any business affiliations you have
18 within the Village or the Town of Southold.

19 We ask any comments be directed to the
20 Board.

21 Before we get started on the main
22 topics for today, I just wanted to talk among
23 the Planning Board a little bit about the status
24 of the Village's Local Waterfront Revitalization
25 Plan update. And I'm of the view that it's

1 really time for this Board to formally emphasize
2 to the Board of Trustees the critical need to
3 expedite a comprehensive update and adoption of
4 the LWRP.

5 There has been a lot of talk about
6 this over the last few years. This Board has
7 raised it in several different manners with the
8 Board of Trustees. But the LWRP is really
9 intended to be the comprehensive plan for the
10 Village, and the current one is dated 1998 or
11 '99, I believe.

12 There is a draft amended LWRP from
13 more than 12 years ago that the material that
14 that is based on is probably about 14-years old.

15 I know that there is an LWRP committee
16 in place, which I believe Patrick Brennan was
17 just named the Chair of, and that Susie Donovan
18 and Jane Ratsey-Williams had done some work on
19 taking that last draft and working on it. My
20 understanding from speaking to them is that that
21 has been sent on to the Village for them to look
22 at. Patrick, meanwhile, I think has still been
23 working on the Harbor Front Management Plan.

24 But I have not really heard the
25 Trustees talking about it at all, and I'm pretty

1 concerned about it from a timing standpoint.

2 And I guess, just to take a step back,
3 the LWRP is really designed and function as our
4 comprehensive land and water use strategy. It's
5 supposed to define our waterfront area and
6 provide guidance on development and conservation
7 efforts.

8 For a Village like ours with extensive
9 waterfront boundaries, the document also serves
10 as our broader plan framework.

11 New York state offers support for the
12 efforts to put together and maintain an LWRP,
13 and specifically encourages municipalities
14 without planning departments to engage
15 professional planning consultants.

16 An updated LWRP once adopted would
17 provide access to state and federal funding
18 sources, and frankly would much better equip the
19 Village to implement policy goals in areas like
20 climate resiliency, coastal protection and
21 waterfront revitalization.

22 At present the Village does not have
23 the internal capacity to carry out this work.
24 Professional assistance is essential, not just
25 for the LWRP update, but also for broader

1 efforts that involve traffic, parking and safety
2 analysis in the downtown core and surrounding
3 residential areas.

4 These are all essential to many of the
5 things that this Board has been talking about
6 and that many of the things that people in the
7 community have been discussing.

8 Many of the issues and proposals that
9 come before this Board require technical
10 expertise that goes beyond the Village's current
11 capabilities.

12 I recognize that the Village has
13 financial constraints, but without professional
14 input I think we are going to continue to
15 struggle to meaningfully move forward on any
16 kind of economic revitalization, zoning reform
17 or comprehensive planning.

18 My understanding is that the state
19 will soon be launching its grant funding for
20 this year, which would include funding available
21 for this village, if it received it, to hire a
22 consultant. And that is why I think now is the
23 time to really speak out loudly on this issue to
24 the Board of Trustees, because I think that
25 announcement will probably come out in the next

1 couple of weeks, and the deadline will likely be
2 at the end of July.

3 It will also probably require that the
4 Village find some degree of matching funds. My
5 understanding is it's usually in the 15 to 25%
6 range. And given that the Village is just
7 starting on its physical equal year this would
8 also seem to be the right time for them to think
9 about that.

10 So I wanted to raise that with this
11 Board, I think, you know, I would be interested
12 in hearing the Board's view on this, but I for
13 one would really like to send a very strong
14 message from this Board and encourage the
15 public, both the people here and anybody that
16 might be watching this on tape or live, to speak
17 up over the next couple of Board meetings on
18 this issue, and firmly and strongly encourage
19 the Board to take action on this. I think it's
20 just been sitting for too long.

21 I get that there is a lot to do with
22 the day-to-day operations of the Village. We
23 all get wrapped up, too, in talking about some
24 of the big issues we have to talk about. But,
25 honestly, is all keeps coming back to the fact

1 that we don't have a plan.

2 So I don't know if anybody on the
3 Board wants to weigh in here or have anything
4 that you want to say or add to that. Otherwise I
5 would like to know whether or not people are
6 kind of supportive of sending that message to
7 the Board of Trustees.

8 Frances?

9 MEMBER WALTON: Yes, well, I just want
10 to confirm that the timeline that you've laid out,
11 you know, is what I understand it to be. It's
12 what the state CFA process has been in previous
13 years.

14 There is a Webinar -- not a Webinar,
15 actually, an in-person meeting for, on grant
16 making. The State is putting on, for Long Island,
17 in the beginning of June, I think it is. In any
18 case that usually is the kick-off process to it.

19 So it's likely to follow, even though I
20 have not been able to find the exact dates, it's
21 likely to follow the same schedule that it did
22 last year, similar schedule that it did last year,
23 as you've laid out.

24 This is a critical process for
25 municipalities such as Greenport, because there

1 are many opportunities for waterfront
2 revitalization, for lots of environmental issues,
3 for lots of different things that the Village has
4 need of. And so I think it is timely to
5 reemphasize this point. We brought it up a number
6 of times, it's come up in connection with various
7 applications over time, where we have been looking
8 for the guidance that would have been included in
9 such a document if it had been updated.

10 And so I think that it's timely and
11 important to raise it again.

12 CHAIRWOMAN HAMMES: Elizabeth.

13 MEMBER TALERMAN: You said everything I
14 would have. So thank you for that.

15 I am in favor of getting a little bit
16 stronger than encouraging the Board, and making it
17 very clear that this Board actually needs that
18 guidance so that we can do our job.

19 I would like to be able to do this job
20 as objectively as possible, and it's hard without
21 having a plan.

22 And as Frances said, having that plan
23 in place qualifies us for the opportunity to apply
24 for all kinds of funding. And we are badly in
25 need of that funding. So not getting this done is

1 actually preventing us from taking advantage of
2 that. I'm absolutely in favor of a strong and
3 formal message to the Board of Trustees.

4 CHAIRWOMAN HAMMES: Dan?

5 MEMBER CREEDON: I have nothing to add.
6 I'm in agreement.

7 CHAIRWOMAN HAMMES: I mean, look, my
8 proposal would be, I'll put something together and
9 send it around to everybody, and then we can work
10 with that on, both verbally and in writing to the
11 Board, as well as probably send it to the
12 newspaper for their consideration for publication.

13 I guess this is something that I, the
14 more I talk to people around the Village and I
15 talk about some of the issues we'll talk about
16 today, and other things, I am starting to feel
17 incredibly strongly that really needs to be done,
18 otherwise I feel we'll keep chasing our tails.

19 Because it also will provide us with
20 the data that we need to kind of help us figure
21 out how to prioritize various topics that go on
22 and on and on in the Village, and how to best
23 approach those things.

24 All right. I think we are going to turn
25 to discussing vacant properties next. Normally we

1 don't let the public speak until the end.

2 We we'll do today is on each of these
3 topics, unless anybody on the Board objects, is at
4 the end of our kind of brief discussion here we'll
5 open it up for anybody that might want to comment
6 on the topic.

7 So, having said that, unless anybody
8 objects, if anybody wants to weight in on this
9 conversation with we just had on the LWRP, please
10 feel free to go up to the podium, state your name,
11 address, and let us know your thoughts.

12 MR. OSINSKI: Mike Osinski, 307 Front
13 Street, Village of Greenport. We also own the
14 Widow's Hole oyster Farm in the Village.

15 I actually worked, you're talking
16 about the, I was on the Board of Trustees 12
17 years ago, I spent a lot of time on that
18 waterfront revitalization, so I'm pretty
19 familiar with the topic and the way it works, as
20 of 12 years ago, and the process involved.

21 And I'm a little, the first question I have,
22 you said there were people on the LWRP
23 committee. Who are those people?

24 CHAIRWOMAN HAMMES: Well, my
25 understanding is, again, this is from reading,

1 really the organizational meeting from two weeks
2 ago, that Patrick was named, I don't know that he
3 was prior to that, the Chair of the overall
4 committee. I don't know that Jane and Susie are
5 still on it but they were --

6 MR. OSINSKI: Jane --

7 CHAIRWOMAN HAMMES: Jane
8 Ratsey-Williams and Susie Donovan.

9 I have been put on some kind of
10 capacity relating to code, but I'm not really
11 clear what that means, and Julia Robbins is on
12 it from a parking perspective. But beyond that,
13 I don't really know what -- I think Patrick is
14 largely been focused on the harbor management
15 piece of this, and that's great, and that's an
16 important piece of it, but I'm not sure
17 everybody is really trying to wrap the whole
18 thing together.

19 And one other point I didn't make
20 before is I understand from talking to Susie
21 this week, that last year the state updated the
22 guidelines and the policies that have to be
23 included on the LWRP.

24 MR. OSINSKI: Okay, so, again, being
25 familiar with the process, I can tell you that

1 all the stakeholders must be interviewed, at
2 least when we were doing this. Now, this
3 process is going on and, you know, we are a
4 major stakeholder in the harbor, on the
5 waterfront. Nobody's peeped up, nobody's asked
6 us anything. We are the only aquaculture
7 operation. As a matter of fact, we are the only
8 people in the last 50 years who have expanded
9 the working waterfront in the Village. Nobody
10 else has. But no one has come to us and asked
11 anything about it. Not only have we expanded the
12 working waterfront by having an oyster farm,
13 underneath our oysters are now growing beds of
14 eel grass. A protected species. It wasn't there
15 when we started 25 years ago, but we grow
16 surface oysters underneath, either from the wave
17 retention or the excrement from the oysters. Eel
18 grass is growing everywhere. The county and the
19 state have spent millions of dollars in failed
20 efforts in the years of commercial operation,
21 that is a bi-product of oyster cultivation,
22 having eel grass. But again, no interaction with
23 anybody in this LWRP. As a matter of fact, one
24 of the people who you mentioned, staunchly
25 opposed this oyster farm, to the point we had to

1 sue the Village to get, you know, to enlarge our
2 docks.

3 So I'm very skeptical on how this LWRP
4 is being run. And I fear it's going to be to our
5 detriment. Again, the only people that have
6 expanded the working waterfront, and not
7 included, and by law, when I was on the
8 committee, you had to go out and survey, have
9 meetings, and talk to all the stakeholders and
10 get their feedback. And we had a consultant,
11 and they did all kinds of studies. Nothing.
12 Zero. And I'm very leery about what is going to
13 happen with this committee if they don't come
14 talk to us and get some feedback from us,
15 basically.

16 CHAIRWOMAN HAMMES: I don't think they
17 can move the LWRP along without doing that.

18 I don't think the state will permit it
19 without community --

20 MR. OSINSKI: Well two years ago there
21 was elections, that's all they talked about when
22 they were running for office was the LWRP. But
23 nothing's happened in two years.

24 So it's not just, you know, I'm sorry
25 to interrupt, Tricia, but it's been two years,

1 and it's all they talked about, we've got to
2 have an LWRP. What's going on with this?

3 CHAIRWOMAN HAMMES: I agree with you
4 that two years ago when the elections happened,
5 that was the main topic of conversation. I think
6 if you go back and listen to most of the Board of
7 the Trustees meetings, there has not been really
8 as much since then.

9 And I know from now, trying to educate
10 myself more about the LWRP process, in the last
11 couple of weeks, that a key component of it is, to
12 go to your point, community engagement. And it's
13 one of the reasons this Board is trying to open
14 this up more to the public for more public input
15 as well.

16 MR. OSINSKI: And I concur that this is
17 a very important document and should be a major
18 thing, and should be a priority. And you don't
19 have to, again, the day-to-day who is getting
20 fired and hired and all that kind of stuff, is not
21 that important. This is more important and should
22 be addressed.

23 We beseech the Village to include us in
24 this because, you now, 25 years ago there was one
25 oyster farm out here. One. Pipes Cove and Karen

1 Rivara had a place. Now there's 95 guys with
2 oyster permits in Long Island. Business is
3 booming, okay? How about letting us be part of
4 the action here. At least to hear what we have to
5 do and what we are doing, and try to help us out
6 over here.

7 We are not asking for money, we're not
8 asking for financial support. We are asking just
9 to have a voice, that's all.

10 CHAIRWOMAN HAMMES: I appreciate that.

11 MR. OSINSKI: I want to come back on
12 another topic later.

13 CHAIRWOMAN HAMMES: Okay, that's fine.
14 Anyone else on this particular topic.

15 MR. WILES: Ian Wiles, 234 5th Avenue,
16 also Little Creek Oysters.

17 I am complaining on the LWRP question,
18 but it always triggers questions. The updated one
19 that was never ratified, it's like 20 whatever, 12
20 or 14 or something like that.

21 CHAIRWOMAN HAMMES: 12. And I think the
22 date it was collected in 10.

23 MR. WILE: That was always the sticking
24 point, right, it wasn't sent to the state for
25 ratification, or I have the wrong format or

1 whatever the backstory was on that.

2 The Village could still accept that as
3 its prevailing comprehensive plan, without it
4 being a New York State LWRP. Like if you were
5 looking for guidance, you said you wanted like an
6 objection writ, this would be something that if it
7 was, honestly, if it forced Board's hands to say
8 without changes this is the law of the Village,
9 because otherwise the one from '95 is the
10 prevailing law of the Village, right?

11 So your objective guidance would have
12 to be the one from 1995.

13 CHAIRWOMAN HAMMES: So my understanding
14 on the on the concept of comprehensive plan under
15 New York state law, and, again, I'm not saying
16 this in any kind of a legal capacity, is that
17 while we all, when we think of comprehensive plan,
18 we think frankly of the LWRP and the written
19 document.

20 Under New York state law, a
21 comprehensive plan can actually be more than that.
22 It can be policies that have been put in place and
23 other things.

24 So I think for purposes of this Board,
25 the way we've always looked at it when we were

1 going through our analysis, since there has not
2 been an actual updated LWRP adopted either by the
3 Village or the state, we do look to the 2012 as a
4 policy statement. We look at different policies
5 the Board of Trustees, for instance, like the
6 housing first policy, have been adopted as part of
7 what is currently the Village's comprehensive
8 plan.

9 It just makes it very difficult when
10 you are trying to piece all those things together,
11 and there isn't, frankly, any kind of also
12 comprehensive review that has been done of kind
13 of, you know, socio-economic demographic and all
14 of that.

15 MR. WILE: I'm not saying 2012 is
16 current. It lives, right, somewhere.

17 CHAIRWOMAN HAMMES: The Board probably
18 could adopt that, but I don't know that it makes
19 it any different than what it is right now from
20 the perspective of it serving as a planning
21 document.

22 My concern is really more that trying
23 to piece all those things together is very
24 challenging, and I also think that they all, even
25 the 2012 document, reflect the realities of the

1 Village today.

2 MR. WILE: I would agree with that.

3 CHAIRWOMAN HAMMES: And I don't think
4 they reflect the reality of our environment and
5 climate today.

6 MR. WILE: And then the one part I
7 always remember about the LWRP research is that I
8 know that in our Village, right, it's an odd
9 document in that it only uses, for the rest of New
10 York, it counts as one mile from the water, that's
11 the whole nut, really. So it is a comprehensive
12 plan for us in that way. I think it's different
13 from when you are in Huntington Harbor or
14 something like that where you have a longer
15 stretch.

16 CHAIRWOMAN HAMMES: And I think if the
17 Village chooses to pursue grant funding for it,
18 they should apply for it on a broad basis for the
19 LWRP update to include some of the other issues
20 that keep coming up in terms of analysis of things
21 in the Village like, you know, traffic management,
22 the housing situation and things like that.
23 Because these are all things that we keep coming
24 back to but we don't have a lot of hard data on
25 it, so it kind of becomes a struggle of going back

1 and forth trying to dance around those things.

2 MR. WILE: Right, and then lat, and I'm
3 not talking to the audience, but the waterfront
4 committee is, sounds like it has some overlap with
5 the LWRP. My only note to Mike would be, I kind of
6 knocked on the door of Steve Clarke and Pat and
7 said I need a meeting. So they'll take a meeting
8 and make your, you know, I had a very productive
9 meeting where we spent a lot of time one on one to
10 discuss and weigh in on that, that was via the
11 Waterfront Committee, but I assume that with the
12 overlap, one could do the same. It's a very valid
13 and important for sure. Thank you.

14 CHAIRWOMAN HAMMES: Thank you.

15 MR. OSINSKI: Just, your report, the
16 Village can't adopt it unless it's accepted by the
17 state. It doesn't become an official document.

18 CHAIRWOMAN HAMMES: It wouldn't be in
19 the LWRP. But they could adopt it. I think they
20 probably did when they chose to do whatever they
21 did before, when it was supposedly going to the
22 state.

23 I think that they -- it wouldn't be the
24 LWRP, but it would be a planning document. But
25 that was my point back to Ian, it's already there.

1 I don't know that we really need to take that next
2 step. What really needs to happen now is we
3 really need to actually pick it up and not have
4 volunteers, who are great, and I, you know, as a
5 volunteer myself, I give tremendous credit to all
6 the people that have worked over the last two
7 years on trying to update it. But this is a
8 professional job. Like this is not something that
9 we should be relying on community members to do by
10 themselves.

11 And to go to your point, the amount of
12 outreach that needs to be done on it, I don't
13 think that volunteers can do that kind of
14 outreach. I think you need professional management
15 for that.

16 MR. OSINSKI: And the state does fund
17 that.

18 CHAIRWOMAN HAMMES: Okay, so at our last
19 meeting we, well, two meetings ago, to kind of
20 step back, we had kind of a general open-forum
21 with people from the community bringing up issues
22 of concern and the like, and at our last meeting
23 we kind of talked about those bucket items, and I
24 thought today we would drill down a little bit
25 more on two of them.

1 I know what you guys are here for, I
2 think, and I know it's not one of these two
3 topics, but I guess unless you want to stay
4 through all this, I wonder whether the Board would
5 amenable to letting them speak earlier, assuming
6 I'm correct on that.

7 MR. OSINSKI: It's about the zoning.
8 It's historical.

9 CHAIRWOMAN HAMMES: So, you can come up
10 and speak on that. Just so you know, Janice is
11 here. The thing you're going to speak on is
12 really an HPC matter and not this Board's matter.
13 But I think it's worth you going ahead and
14 speaking.

15 MR. OSINSKI: I just wanted some clarity

16 CHAIRWOMAN HAMMES: Frances will be able
17 to address this, because Frances is also on the
18 historic board. She is our liaison.

19 MR. OSINSKI: Okay, so same address as
20 before.

21 All right, so the process, you're
22 having some hearings, but the Village Board is the
23 one that must change the zoning, right? Only the
24 Village Board. Only the elected officials.

25 CHAIRWOMAN HAMMES: It's not a zoning,

1 it's an historic matter. But, yes.

2 MR. OSINSKI: Okay, but it would now
3 include, you'd be enlarging a district. And only
4 the Village Board can do that.

5 CHAIRWOMAN HAMMES: Correct.

6 MR. OSINSKI: Okay. So we have some
7 concerns about, you know, what the layers of
8 people that can tell you no. That's basically
9 what we are concerned about.

10 And we have a lot of, we've had a lot
11 of this, people telling us no, and we've had to
12 sue the Village to obtain our rights. And it's
13 expensive to win, okay, and we just are very
14 leery of more people, like, for example,
15 Historic Preservation, if you look at a house
16 does that include, is it the facade, is it the
17 roof? Is that historic? Are roofs historic.

18 MS. CLAUDIO: It's covered under --

19 MR. OSINSKI: So we've got, so what
20 period do you have, does your roof have to comply
21 to?

22 MS. CLAUDIO: It doesn't have to comply
23 to any period. It's just the exterior that is --

24 CHAIRWOMAN HAMMES: Just a second,
25 Janice. I'm just going to note we are

1 permitting Janice Claudio, as the Chair of
2 Historic Preservation, to speak.

3 MS. CLAUDIO: So no one is coming
4 knocking on your door saying anything to you.
5 It's not like you have to have a CO brought up
6 that you are selling this building, which kind
7 of sounds like what you are thinking about.

8 MR. OSINSKI: No, no, no, no. I need a
9 new roof. I need a new roof. Is it asphalt.
10 That's the 50's, right? My house is built in
11 1820. Do I have to put a flat roof from the
12 belvedere and the widow's walk back on the
13 house?

14 MS. CLAUDIO: No. There is no specific
15 period for your house or, there is generally in
16 keeping with a neighborhood would be --

17 MR. OSINSKI: But the rest of the
18 neighborhood is 1850s, 1880s. I'm 1820. So, and
19 then it was renovated in 1920 and made to look
20 like a cottage from the 1940s.

21 So what is, it seems to me so
22 arbitrary. Here we are already, two people on the
23 Board, you can't answer the question, can I put a
24 Tesla roof on my house. I have a Tesla roof on my
25 house.

1 MS. CLAUDIO: When -- all you're doing,
2 like, is planning to change --

3 MR. OSINSKI: No, I'm not. I want to
4 put a Tesla roof on. It's photovoltaic panels.

5 CHAIRWOMAN HAMMES: It's solar panels.

6 MR. OSINSKI: No, no, they're not. They
7 are glass tiles.

8 CHAIRWOMAN HAMMES: Then it's solar.

9 MR. OSINSKI: It's photovoltaic glass
10 tiles.

11 MS. CLAUDIO: Is it a front-facing roof
12 to the street that you would be putting these
13 on?

14 MR. OSINSKI: The photovoltaic is going
15 to be the south that is facing toward Shelter
16 Island.

17 MS. CLAUDIO: So the -- you would have
18 to make an application, Mike, but, no, in theory
19 we approve solar panels. What we are looking
20 at --

21 MR. OSINSKI: But they're modern.
22 They're not historic. You approve them. So
23 there is an exception.

24 MS. CLAUDIO: It's not an exception.
25 No, it's looking, just wait, don't wind up about

1 nothing. It's, you look at your house and how it
2 fits in with the neighborhood and its historic
3 esthetic.

4 MR. OSINSKI: That's still subjective.
5 Right now I can have a 2025 photovoltaic roof,
6 that does that doesn't fit in with anybody
7 else's roof. So you are saying there's
8 exceptions.

9 MS. CLAUDIO: It's not an exception.
10 The question is how does this affect the street
11 view, how does it affect your neighbors, do you
12 then comply or do you become something that
13 sticks out on the block. Is it something that
14 changes the character of the street.

15 MR. OSINSKI: All subjective.
16 Everything you said is subjective. It's all, it
17 sticks out, doesn't whatever, the character.
18 These are all, that's my problem. Exactly my
19 problem. Right here. Not you, Janet, but the
20 fact that this is such a subjective process. And
21 that people have, you are now giving people the
22 right to deny me whatever they want because
23 there could be, you are saying, okay, we want
24 something that is, you know, in tune with the
25 character of the neighborhood, 1880s, 1820, but

1 there is an exception for photovoltaic.

2 MS. CLAUDIO: We are not saying we want
3 something in keeping with 1820s. There is
4 certainly a modern building material change,
5 that is changing all the time. You have to
6 recognize that. You've got to recognize the cost
7 that is going on with the renovation.

8 What we are trying to do is to prevent
9 an unconsidered change to your home that affects
10 the street view and the --

11 MR. OSINSKI: Again, it's subjective. I
12 know people that have put modern houses in
13 Greenport. I like them. Why doesn't my opinion,
14 why are people all of a sudden saying, well
15 it's, you know, the people on the Board's
16 opinion that's important. But your opinion -- I
17 like modern houses, okay? I don't have a modern
18 house, but I like the look of them. You know,
19 times change. Let's, you know, there are houses
20 in Greenport that are from the 1700s, early
21 1800s, late 1800s, 1940s and '50s. You are
22 continuing a time --

23 MS. CLAUDIO: You are maintaining the
24 character, which is important, which we all
25 love.

1 And if anyone says I like it or I
2 don't like it on the Board, they are doing you a
3 disservice. It's not about what I like. Period.
4 It's about a protection of a street view, of the
5 historic quality. It takes a second to look at
6 it, let's consider it, let's protect it, if we
7 can. Let's just talk about it before you
8 demolish a historic barn, before you build an
9 addition that is larger than your house, before
10 you come in on the back of an historic house and
11 make it a modern change. It's taking a look at
12 it. A consideration.

13 And if you look at the history of this
14 committee that has been in place since 1988, you
15 don't see public hearings or no's. We had 38
16 applications last year, we approved all of them.

17 I mean, it's not a, you are trying to
18 make it look like --

19 MR. OSINSKI: You're asking for the
20 ability to say no, okay?

21 CHAIRWOMAN HAMMES: Okay, I'm going to
22 interrupt.

23 MR. OSKINSKI: Exactly. I don't see why
24 I'm being grilled on this. I really want to just
25 express my opinion.

1 CHAIRWOMAN HAMMES: Okay, I think you
2 made your point. We understand. It's not, just
3 so that we are clear, between the Zoning Board
4 and you. We appreciate hearing from you. It
5 does feed into the overall of everything that we
6 are looking for.

7 This particular item is being moved
8 forward currently by the HPC. You are correct,
9 it will go to the Board of Trustees. The Board
10 of Trustees will hold additional hearings on it.
11 They may or may not refer it back to this Board
12 for input, I don't know. But we appreciate
13 hearing the view.

14 I think, Janice, the reason I let them
15 speak is because I understand they will not be
16 able to make the meeting tomorrow, so I thought
17 at a minimum we should give them a voice here.

18 MS. CLAUDIO: Hey, that's what it's all
19 about. Great.

20 MEMBER CREEDON: Can I jump in while
21 Isabella is walking up?

22 CHAIRWOMAN HAMMES: Sure.

23 MEMBER CREEDON: I also won't be able
24 to be here tomorrow, but I'm agreement with Mike.
25 I have a house that is 100 years old and there is

1 a 180 year old house across the street, and I
2 don't know what the street view is, but I have
3 wood soffit and vinyl siding. It's already a
4 mixture of different periods. I'm in the middle,
5 it's a long project, ten years, but I have a lot
6 of windows, and I'm in the middle of changing
7 wooden double hung, six over one, and vinyl double
8 hung, six over one. And I don't feel like having
9 to stop that procedure.

10 There's, that's, I guess that's it in a
11 nutshell. I object to the extension of the thing,
12 and I didn't want to feel like it's a Planning
13 Board issue. Because it's really not, it's not
14 before us at this point.

15 CHAIRWOMAN HAMMES: It isn't, but it
16 does play in, to go to Mike's point, it's part of
17 the overall planning and zoning matters respecting
18 the Village.

19 Go ahead, Isabella.

20 MS. OSINSKI: Isabella Osinski, Front
21 Street, Greenport. On the topic of the historical
22 zone, for example, we have an oyster farm, and
23 this was not an oyster farm, historically, so we
24 turned it into an oyster farm in what, the 2000s
25 maybe, early 2000s. We turned it into an oyster

1 farm which is then like, you know, like the
2 Village really objected to that because we
3 somehow --

4 (UNIDENTIFIED VOICE): No, they didn't.

5 MS. OSINSKI: Well, we got permits. We
6 did get permits for it, but the neighbors objected
7 to it because, I don't know, they were fearful
8 that we were going to reduce their property value,
9 which is not true.

10 But when I was, you know, like, so
11 having a house that was built in 1880, that was
12 supplemented in 1900s with another addition, and
13 then turn it into an oyster farm in 2000, I mean,
14 I know that the Village has a history of oyster
15 farming, but, they don't seem to support us as we
16 would like, but I find it very difficult for them
17 to, for anybody to look at that and say this is
18 historic, this is not historic.

19 And also the view that you are talking
20 about, our neighbors hate us, okay, they, my dog,
21 they yell at because, I mean, we had to build a
22 fence, they called DEC like, you know, at least
23 five times a year for the last 20 years until the
24 DEC told me they are not answering the calls
25 anymore because they are all not true.

1 So I'm sure proof if we put up a roof
2 they would like, you know, a Tesla roof, I mean,
3 it's not, that should put into consideration that,
4 you know, some neighbors are not going to like
5 anything somebody does, and not that it has
6 anything to do with historical. They are using
7 the historical thing. And that's kind of a
8 personal complaint.

9 Also, on the top of historical, what do
10 you think of the parking lot by the train? That
11 is hideous. They have made that into an asphalt
12 desert, okay. They use no imagination, there's
13 nothing historic about it. There is no enlargement
14 of a parking area, there is no walkways that
15 people can comfortably walk on. It's just an
16 asphalt desert and it's going to be like 110
17 agrees in there. They didn't use permeable
18 pavement, which as the Planning Board I think you
19 should really encourage the use of permeable
20 roads. It goes straight into the water and they've
21 got all this runoff that is just going to, you
22 know, hopefully get trapped by a, you know, some
23 kind of, you know. But I think it's going to go
24 straight into the bay, which goes straight to the
25 oysters, which is a source of pollution.

1 I don't know, and like on the street
2 ends, on our street, they should put permeable
3 pavement in. And the Planning Board should have
4 more impact into things that they can control. You
5 can't control what people think of what is
6 historical and what is not historical. I mean,
7 it's kind of a gray area. But you can't control an
8 asphalt desert that the Village is now paying for.
9 It's going to be hideous. You're not going to walk
10 across that parking lot in the summer.

11 And why can't they put the bus closer
12 to the road? I mean they got this little round
13 terminal that they claim is historical, but nobody
14 is doing anything with it. They can use a portion
15 of that on the front of it for the bus. It's like
16 why does the bus have to run over and spew fumes?
17 It's idling on the, right by the waterfront. I
18 have a real complaint about that. And it's just so
19 unimaginative, it's hideous, it's not ecological.
20 And next I'm sure they're going to put rows of
21 lights on it. It has no imagination at all, and as
22 a Village, somebody should have stepped up and
23 looked at that design closely. I kept running up
24 complaining about it. But nobody listened to me. I
25 kept telling them, you know, move the bus, make it

1 more green, make a part. Use a different surface.

2 Nobody listened to me.

3 So anyway, that's my ongoing complaint.

4 And as far as the LWRP, I don't
5 understand why it's taken 20 years to figure it
6 out. You know. Then the person that you put on the
7 LWRP was opposed to our oyster farm and tried to
8 shut us down. I think there's, I don't think
9 people there are really concerned about working
10 waterfront and I think working waterfront should
11 be represented. I strongly recommend it. Because
12 you're going to end up with more asphalt, asphalt
13 dead ends in the street, or some version of that
14 with the LWRP.

15 MR. OSKINSKI: They give us a
16 400'x40'x4' deep channel at the end of Widow's
17 Hole. That's what the other member of the LWRP
18 is all in favor of. A huge street. New street in
19 the Village. Underwater.

20 CHAIRWOMAN HAMMES: Okay. All right.

21 MS. OSKINSKI: This trench that the
22 other person on the committee wants because they
23 are giving, you know, the guy's paying them off
24 somewhere.

25 But working waterfront is important.

1 Working waterfront, digging a trench by an oyster
2 farm, and they didn't disclose this on their
3 application. We had to point it out.

4 So it has been very tough for us
5 farmers, in the Village, and at least we can try
6 to get permeable pavement to stop the runoff, work
7 on the lighting. The lighting is bad. And runoff.
8 Runoff on all these streets should be resolved.

9 We have runoff. Right now we have a
10 puddle that's a foot deep on our street.

11 MR. OSINSKI: Going directly into
12 Widow's Hole. Untreated.

13 CHAIRWOMAN HAMMES: We have a swimming
14 pool at our house.

15 MS. OSINSKI: Why don't they just make
16 it permeable? I keep asking the mayor. It's not
17 that expensive. I've talked to Southold Town. They
18 have engineers, they do it all the time, they
19 said. At least try. You know, try one street. They
20 have it over on the street that George Hubbard
21 used to live on. His mother. That street is
22 permeable, but other areas.

23 MEMBER CREEDON: The one the hospital is
24 on. That looks like the other two.

25 MEMBER TALERMAN: Just note, just at the

1 end. They have a place where you can stand and
2 look at the water. That is permeable.

3 MS. OSINSKI: Permeable is good.

4 CHAIRWOMAN HAMMES: Environmental
5 issues are something this Board is starting to
6 look at.

7 MS. OSINSKI: I really wish you would.
8 We thought about this because we are so close to
9 the water. You know, we see it every day.

10 So, but --

11 CHAIRWOMAN HAMMES: We appreciate you
12 both showing up and speaking.

13 MS. OSINSKI: Sorry.

14 CHAIRWOMAN HAMMES: No, I mean, I think
15 from my perspective it's important to hear from
16 the community, and I learn every time people
17 speak at these meetings, so again, it's
18 something that we are trying to encourage people
19 to do. So we really appreciate it.

20 MS. OSINSKI: Okay, well, I hope you
21 support working waterfront and oyster farming in
22 general.

23 MR. RATACHINSKI: I didn't think I was
24 going to say anything. My family likes you --

25 CHAIRWOMAN HAMMES: Name and address,

1 please.

2 MR. RATACHINSKI: I will. I will. My
3 name is Steve Ratachinski, 230 Fifth -- that is
4 F-I-F-T-H Street. Not the numeral five, like
5 everybody in this Village decides, especially
6 the real estate people, they use a five. It's
7 historically, F-I-F-T-H Street.

8 The house was currently owned by Judge
9 Fred Tedeschi, and we bought it in 1996.

10 We spend probably half our time out here. I
11 have a wife and a daughter. We live in
12 Brownstone Park Slope, Brooklyn. Historic
13 District, and so I know about landmarks and the
14 Historic Districts. I'll try not to drag this
15 out. Scattered thoughts. But all I could think
16 about is HOA. And is somebody going to come by
17 and say, wait a minute, your flagpole is too
18 high, or the lights from inside are daylight,
19 they are not soft white. The little vineyard I
20 started 28 years ago, is that going to be an
21 objection to someone. Are we going to be
22 scrutinized for every little BS little thing.

23 Now back in Brooklyn, you can't put
24 windows, you can't do anything on the facade or
25 the corners, the open side of the building,

1 anything that is exposed, from the street.

2 So my windows, that some day we hope
3 to replace, are you going to tell me what kind
4 of windows I can or cannot put in?

5 Our little side porch, is somebody
6 going to tell me that, look, you can't have
7 this, you can't have that there.

8 So I'm, I'm for it. There was a guy
9 on a landmark lot in Park Slope who really told
10 them what to do. He painted his building, this
11 beautiful building, pink. And that was his way
12 of saying, you know, up yours.

13 He wanted to change his windows, each
14 window would have cost him \$3,500 apiece. He
15 couldn't afford. He could barely afford to pay
16 his taxes. So he said screw you, and he painted
17 the building pink. So eventually he sold it and
18 that was covered over.

19 But, so I have concern about the
20 extent that this committee, you know, how they
21 want to oversee things, to what extent they are
22 going to go to make sure we don't do something
23 hideous, like again, an American flagpole that
24 might say, well, it's too high.

25 CHAIRWOMAN HAMMES: I would just

1 respond to that as somebody who lives in the
2 current Historic District, that as a general
3 matter, I mean, the Village doesn't go around
4 saying, oh, that is not allowed. The Village, if
5 you do something, like when we put a fence up,
6 because we are in the Historic District, we had
7 to go get approval for our fence. It generally
8 governs outside appearance, things that are
9 outside, that are visual from the street.

10 My experience, again, for what its
11 worth, is that after discussion, we've always
12 been approved for the things that we've asked.

13 Having said that, I recognize your,
14 concerns, and they are concerns that I've heard
15 from other members of the public.

16 MR. RATACHINSKI: Thank you. Just
17 side note. I knew a gentleman from way back, but
18 for those who don't know, Roselle Borrelli's
19 father passed away May 7th, so he's going to be,
20 everything will be here in Greenport. He was a
21 great man, and in all due with respect to her, I
22 say prayers. Thank you.

23 CHAIRWOMAN HAMMES: Janice, you want to
24 go ahead and speak?

25 MS. CLAUDIO: Yes. So, I'm Janice

1 Claudio, 236 1st Street.

2 So what we are discussing is a local
3 Historic District for all of Greenport Village,
4 to the boundaries. There is a municipal code
5 called Chapter 76, and it talks, it's short,
6 it's like ten pages, it talks about why and what
7 that means. It is so not like an HOA. It is so
8 not like somebody saying you can't have your car
9 on the road, you have to have lights. It is
10 nothing, nothing like that.

11 It is a group of local Greenport
12 Village people that consider an application for
13 a change to your exterior of your home, when you
14 are making that change.

15 A vinyl window with a six over one,
16 replacing a double hung six over one, is fine.
17 What we would say to you if you were doing a one
18 over one, say, you know, historically, your
19 window is a six over one, can you do panes that
20 mimic that historic visual element. That is what
21 the HPC is looking for.

22 It is consideration of what you are
23 doing in a Village you came to and love because
24 of it's historic character and elements. We are
25 just recognizing that. And we are trying to

1 throw a little bit of a blanket of protection
2 over that.

3 It's, right now you can take down your
4 home, your historic home, outside of the
5 Historic District, by getting a demolition
6 permit from the Building Department, no big
7 deal. You stay in that footprint, you can build
8 absolutely anything you want. People living
9 next door to you, opposite you, have no idea
10 what you are building, you just do it. It's
11 there, and that's the way it is.

12 What this idea is this, is to say,
13 okay, here is the Historic Greenport maritime
14 village that is eclectic, that has homes from
15 the late 1700s and homes from 1960, and Sears
16 kits of home. That's who we are. We get that.
17 And all these additions to the homes, it's part
18 of the fabric of Greenport. We love it. We just
19 want to protect it.

20 And it's, we are just based on last
21 year's experience. There's 36 applications that
22 came in, there were three pre-discussions for
23 major build-outs. It was done at the meeting.
24 There was nothing further to it. You get the
25 certificate, it's got a funny name, certificate

1 of appropriateness, that's a national name, it's
2 not something that our local code made up. And
3 you go on from there.

4 It's, the committee always meets. It's
5 not a slowdown in your process. It's a
6 consideration of the historic maritime culture
7 that we have all chosen to live in and are so
8 proud of. I hope that answers something.

9 CHAIRWOMAN HAMMES: I don't want to get
10 into a tit for tat. If you have something to add
11 that is in addition to, please go up then and say
12 your name.

13 MS. OSINSKI: Isabella Osinski, 307
14 Front Street. Thank you, for your time.

15 If you are doing to do an Historic
16 District, maybe you can commensurately reduce our
17 taxes if we are in the Historic District, because
18 we are under duress to comply with rules and
19 regulations, which take more time and cost. So
20 maybe we can get a tax break on that, since we are
21 in an Historic District.

22 CHAIRWOMAN HAMMES: All right, I think
23 we are going to turn to talk -- I think we are
24 just going to talk about vacancies today. Leave
25 housing off until another day.

1 So we talked a little bit about
2 vacancies at our last meeting. One of the
3 topics, over the couple of times we've been
4 having these meetings, one of the topics that
5 has come up routinely, has largely focused on
6 vacancies in the downtown district of the
7 Village, but has also brought up increasingly,
8 what are perceived as vacant or abandoned
9 properties in the residential districts.

10 I put together a policy tape that I
11 sent around to this Board to look at, as a
12 draft, that kind of went through, having spent a
13 lot of time reading various sources that talk
14 about vacant properties, looking at different
15 codes and as to how different municipalities
16 deal with things, both residentially and
17 commercial. One topic that has come up
18 repeatedly in the public has been this concept
19 of a vacancy tax.

20 I believe I said this at the last
21 meeting, but my mind does not clearly remember
22 what I said to who, I'll repeat what my research
23 on that is showing. Which is, that while there
24 is a lot of discussion about vacancy taxes in
25 the United States, principally focused on

1 commercial real estate, there are very few
2 examples of that, in particular San Francisco
3 and Oakland, California, seem to have one.

4 The New York state legislature, at
5 least one assemblyman or senator, a couple of
6 years ago, put forth a potential commercial
7 vacancy tax that would apply at the state level
8 in municipalities that are over a million
9 people. That has not gone anywhere, it's just
10 been sitting in draft form.

11 Any tax that the Village cares to
12 enact requires state approval. So while I don't
13 think it's unreasonable to discuss this concept
14 of vacancy tax, and I wouldn't be surprised if
15 we see more of it in the future, generally, in
16 the United States. I think it's much more common
17 outside of the United States. I
18 would not want it to be viewed as kind of the
19 thing that, the silver bullet that the Village
20 should pursue to adopt to solve the problem.
21 One, because I think the process for doing is
22 long, and I have my only personal suspicions
23 that New York state is not going to pick the
24 Village of Greenport to be the first place in
25 New York state to have the vacancy tax.

1 So while I did put that on the chart
2 that I shared with this group, and I think it's
3 something that the Board would be supportive of
4 if the Board of Trustees to pursue that, I think
5 the things that are the tools that you see that
6 are probably more likely applicable to this
7 Village would be potentially a vacancy registry
8 system which could apply to commercial or
9 commercial and residential properties and
10 perhaps adoption of specific property
11 maintenance requirements with respect to vacant
12 properties.

13 I mean there are other tools
14 municipalities use, they tend to be grants, tax
15 abatements and the like. We all know, this
16 Village is very financially constrained right
17 now, and I don't think things that are going to
18 take from the revenue base of the Village are
19 really going to be particularly tools that are
20 going to be available to us.

21 I think having spent a fair amount of
22 time reading about this and looking at various
23 codes, the big issue, if you want to do
24 something about vacancies, whether it's a
25 registry or property maintenance requirements,

1 or a tax or anything ells, is how do you define
2 what is a vacant property.

3 And in some instances, I think it's
4 obvious. I think, frankly, it's a little bit
5 more challenging in residential areas in a
6 Village like this where we have a lot of
7 second-home owners. And so I know the public
8 doesn't have the draft of this, it's not really
9 ready for prime time sharing right now, but the
10 draft that this Board got is probably the
11 furthest to the like most encompassing, and
12 frankly, in this Village it would probably
13 require over half of the properties to go on a
14 vacancy registry.

15 I suspect that that's probably a
16 little too far to the right, and I guess I'm
17 going to open this up to the Board, because this
18 is really a discussion for the Board to have, to
19 kind of hear people's thoughts on whether
20 pursuing a vacancy registry serves a purpose, if
21 so whether doing it with commercial properties,
22 or commercial and residential properties makes
23 sense.

24 If we do it, how would you kind of
25 think about how you would define vacancies, both

1 with respect to commercial properties and with
2 respect to residential properties.

3 I think, again, I've read too many
4 codes on this at this point and I've seen
5 everything from a code that says the property is
6 vacant, which to me just begs the question what
7 that means; to ones that are more detailed in
8 terms of, you know, how many times there has to
9 be somebody there, or it has to be numbers of
10 days something has to be open for business and
11 the like.

12 So I think I always talk a lot. I
13 would rather not listen to myself anymore,
14 because I listen to myself way too much. So
15 maybe we'll start with Elizabeth on this one.

16 MEMBER TALERMAN: Sure. Thank you, for
17 taking the time to offer this up for our
18 consideration.

19 I agree with you that one of the most
20 important things we can do is clearly define
21 "vacancy." And I think that's the first step in a
22 number of other steps.

23 In a perfect world where wishes do come
24 true, we would have effective, active code
25 enforcement. Because in my neighborhood alone

1 there are two vacant properties. One of them has
2 broken windows and wildlife in and out of the
3 house, and trees growing up through the porch, and
4 the other one is filled with commercial junk in
5 the front yard, its stuff, shutters, siding is
6 falling off. And those are hazards. Those are
7 hazards.

8 We have a lot of young children in the
9 neighborhood, and I know what I was like when I
10 was young, and I was going to go into any old
11 vacant property I could get myself into. So I
12 worry about that.

13 So Code Enforcement is essential. And I
14 think that takes us back to the very beginning of
15 this meeting, and prevailing on the Trustees to
16 make sure we have an administrator in the Village
17 and a Building Department that is functional
18 and/or Code Enforcement that is functional, that
19 is compensated and that is active and that is
20 knowledgeable.

21 After that, while a tax seems like a
22 great idea, the pushing water up hill and getting
23 the state to let us do that, seems like a lot of
24 effort and possibly not a lot of result. And so if
25 we can pursue through current municipal code

1 things like those buildings coming up to code, and
2 then adding to that, and I don't know if that
3 means it has to be in our LWRP or in our
4 comprehensive plan, that part of the code is
5 occupancy, so that that registry goes in place
6 with an occupancy requirement.

7 A commercial property has to be open to
8 the public for business, "X" days of the year, as
9 you were saying, and the home has to be available
10 for people to live in it.

11 So, I don't know -- I know that I don't
12 more than I do know. So I want to give this more
13 consideration. But the place where I start is the
14 definition of "vacancy" and then effective code
15 enforcement.

16 CHAIRWOMAN HAMMES: So, well, I'll let
17 Dan and then Frances talk and then maybe refer
18 some questions out to people to think about.

19 MEMBER CREEDON: So I'll start off by
20 saying, generally, I get most of this document,
21 and I agree with both of you that we need to
22 define "vacancy." That seems apparent what it is,
23 but it's not apparent.

24 And I don't know if you wanted to
25 discuss details that we object to or don't object

1 to that we like. I've got a list that I put
2 together at the kitchen table. But I would say, in
3 general, I think that we should not concern
4 ourselves with occupancy, which was a big part of
5 this, but rather with conditions, dereliction.

6 I think we need to consider is it
7 vacant or is it derelict.

8 Just in my neighborhood I have a couple
9 of properties connected to mine, next door
10 neighbors and across the street, that now that the
11 weather is warm, there's people in the house. But
12 has not been since the weather was last warm,
13 which is, I don't know, five or six months. And I
14 think I saw here in 30 days.

15 There is a house that would clearly be
16 abandoned, two houses over. It was derelict with
17 broken windows and every other thing, 32 years ago
18 when I moved in. And it has not changed. The
19 person who owns that house, until he died a year
20 or two ago, was coming around and cutting the
21 grass once a week. But nothing else that I could
22 determine. Although there were some power tools
23 on the inside. But no outside evidence of
24 anything.

25 I agree that we need -- I think that

1 when a building is derelict, it's dangerous, it's
2 an eyesore, it affects property values, young
3 people may go wondering in, I heard my own
4 children say that, now that they are grown up and
5 telling me when they were kids.

6 But I do, on the other hand, I think
7 people have a right to own a property and not use
8 it. Not utilize it. And maybe come around in a
9 year or two. Use it as sparingly as they like, as
10 long as they maintain it in a safe condition and
11 one whose appearances, I mean it doesn't have to
12 be the Taj Mahal, as long as the appearance is
13 okay. Most houses are just okay. And I don't think
14 it's anybody else's business otherwise how they
15 utilize it.

16 So that's how I feel generally, and if
17 we get into a specific discussion on the details
18 and the --

19 CHAIRWOMAN HAMMES: That was not my
20 intention today. We were going to talk mostly
21 conceptual.

22 MEMBER CREEDON: Okay.

23 CHAIRWOMAN HAMMES: Francis, do you want
24 to go ahead?

25 MEMBER WALTON: Sure. So I do feel a

1 belief that we need to do something to address
2 vacant properties. And perhaps the approach for
3 commercial isn't the same. And I haven't thought
4 this all the way through, but perhaps commercial
5 versus residential, there are different concerns,
6 and so the approach might be somewhat different.

7 I think on a residential side I agree
8 with Dan in terms of making some property being
9 essential if, you know, if you only want to use
10 your house twice a year, maybe that's your right,
11 but for health and safety reasons we need the
12 property to be maintained, we don't want brush
13 growing wild, which could cause fires, or we don't
14 want sitting water attracting mosquitos. There are
15 lots of things related to. Those are just a couple
16 of examples of maintenance-related items.

17 So some kind of incentive and/or
18 enforcement to make sure that properties are
19 maintained. And maybe if that applies to
20 residential, but it applies to both commercial and
21 residential.

22 I think that vacant commercial
23 properties pose an additional challenge, not just
24 health and safety, but they impact the vitality of
25 the, in this case, mostly downtown area of the

1 Village. And so I'm not sure if I think somebody
2 should be able to buy a property and just let it
3 sit there for years, you know, with nothing
4 happening on it.

5 So that leads me to think that we need
6 maybe slightly different approaches or thoughts.

7 In the absence of the ability to
8 provide incentives, because of funding issues or
9 resource availability, and/or the difficulty with
10 getting a tax approved, the registry seems like a
11 good first step or step, because it allows you,
12 the Village, and both residents and Village
13 administration to get a handle on how much vacancy
14 -- how vacant issue it is, how much vacancy exists
15 both on a residential level as well as on a
16 commercial level, how long it has been vacant, et
17 cetera.

18 What's the saying, you can't address
19 what you can't measure. So it does seem to me to
20 be a good step in the right direction to at least,
21 I guess, be able to identify all the properties in
22 the Village, how long they have been vacant, what
23 kind of condition they are in, whether or not
24 there are risks that need to be followed up on by
25 Village administration more actively than others.

1 So I do think that that could be a
2 helpful step.

3 I also agree with our other board
4 members that the devil lives in the detail, to
5 some degree, large degree, perhaps, in terms of
6 the definition of vacancy, and I think it, there
7 is a lot more to that than we are going to cover
8 today, for sure. But that is a critical component
9 to looking at how you would then address, once you
10 have a registry, you know, what kind of carrots or
11 sticks were included as part of that process.

12 It is very important to, you know, to
13 have a clear and fair definition of vacancy that,
14 and again it might be different for residential
15 versus commercial. I'll stop there.

16 CHAIRWOMAN HAMMES: So, it's interesting
17 to me having -- vacancy is not something I
18 actually spend a lot of time on historically,
19 thinking about, particularly not in the
20 residential side of things. Maybe I have in terms
21 of thinking about it from a short-term rental
22 perspective, but not more generally.

23 Um, but, you know, the reason it's on
24 this agenda and why we are discussing it is
25 because it's a topic that has come up repeatedly

1 in conversations I've had with the public. It
2 initially has been very focused on the --

3 (After a brief interruption, this
4 proceeding continues as follows).

5 CHAIRWOMAN HAMMES: Well, let's keep
6 going. I don't want to keep people here too
7 long.

8 Anyway, kind of just taking a step
9 back and how we've gone about reaching the point
10 of having this conversation.

11 So commercial vacancies has obviously
12 been a topic on and off in this Village forever,
13 because there's a couple of very noticeable
14 vacant properties in the downtown area that
15 people like to discuss and dream about.

16 But it's also become apparent in over
17 the last two to three years that we have had
18 more and more in particular retails shutting
19 down. It used to be every year a couple of
20 things closed but a couple of things opened. Now
21 it seems like a couple of things closed and
22 maybe one opens.

23 But then, having that conversation it
24 has also led to this conversation about this
25 issue of vacancies in the Village, which is

1 serious, because we have a housing crisis in
2 this Village as well.

3 I do believe that ultimately people
4 have property rights and are entitled to do with
5 their property what they can and will do
6 legally. But they do have I think also an
7 obligation to maintain properties, up to a
8 certain level, and beyond that I'm not sure
9 there is a lot that the Village can do to make
10 those things available as housing at the end of
11 the day. But a discussion is the first starting
12 point.

13 I think, having listened to this
14 conversation, it's worth while, and I will
15 undertake to do this, to go back and look.

16 There are provisions in our existing
17 code that exist as well, right, we have a
18 nuisance section, we have, you know, junkyards,
19 for instance, are prohibited in the Village.
20 There is a chapter on unsafe building.

21 The problem is our code tends to be so
22 outdated, that sometimes you read this stuff and
23 it doesn't necessarily fit what you are trying
24 to go to. So it may be that it's worth looking
25 at some of that stuff.

1 I think the first question is does a
2 vacancy registry make sense from the perspective
3 of it gives you information as to where those
4 perceived buildings are, so you can at least
5 monitor things. And maybe that is something we
6 can all give a little bit more thought to.

7 The commercial side is something, you
8 know, that I do struggle with, um, because I
9 would like to see there to be some kind of
10 incentives or understanding of what the actual
11 reality of what the vacancy rate is in the
12 downtown district, because I do think it has an
13 overall effect on the quality of life on the
14 community as well.

15 That is one thing, frankly, if there
16 was an LWRP update done, that I think that would
17 be part of the study that would be done if you
18 go back and you look at the 2012 LWRP, you would
19 get a better indication as to how bad that
20 situation is.

21 (Off the record confirming the
22 previous interruption is resolved).

23 So what I was saying, again, while you
24 were out, was that I was just kind of saying how
25 we can take a step back. It really was

1 originally driven by the focus on vacancies in
2 the downtown district and the business
3 community, people asking if there is something
4 we can do about this because people feel it does
5 have a, kind of a negative affect on the overall
6 character of the community and vitality. And
7 that's where the vacancy tax idea always
8 troubled me because it kind of adds costs to
9 keeping the building vacant. Which is
10 compensation to the community suffering from
11 that vacancy. But as we've all said, the vacancy
12 tax is maybe a possibility but probably not a
13 strong likelihood.

14 So then the question becomes do you
15 rely on the current code provisions with respect
16 to building code, which maybe works in the
17 residential district, but looking at it and
18 trying to strengthen it a little bit, and then
19 you need to focus again on the enforcement, and
20 that's how you deal with residential properties
21 rather than getting in an argument about
22 somebody is living in the house or not living in
23 the house. And then you circle back to what, if
24 anything can we do to try to incentivize the use
25 of buildings and spaces down in the commercial

1 district. And obviously one of those things is
2 to look at our code and our uses and see what
3 are we making too difficult for people to go in
4 there. I think I'm pretty on record of thinking
5 the code changes from two years ago, at least
6 with respect to retail and small eating and
7 drinking establishments, made it easier,
8 particularly in the area of the Village that
9 used to be considered commercial waterfront.

10 I would recognize that there are still
11 challenges for large-scale restaurants, but I'm
12 not sure that is what is causing --

13 MEMBER TALERMAN: Yeah, I did speak to
14 a business owner today who is currently in
15 Cutchogue and moving to Southold. And I said
16 why not Greenport. And she said the rents are
17 catastrophic. They are astronomical. She can not
18 sell what she is selling now, even at higher
19 prices, and make the rent. And we've got
20 landlords that have enough money to sit on the
21 property, and it's vacant. And there is, it is a
22 double-edged sword. I respect people's right to
23 own property. But it is degrading every other
24 business and the quality of life of residents to
25 have so many empty commercial properties.

1 It's like any city or town, I think
2 about Bridgeport, Connecticut, or the
3 revitalization of Stamford, and what is
4 happening around that waterfront, or what they
5 are trying to get to happen.

6 Once -- and even as we look at
7 Southold, there was White Flower farmhouse and
8 then it started to flourish as more like-minded
9 retailers got together, and now it's a little
10 bit of a destination.

11 And we did talk about this at our last
12 meeting, where real estate and ice cream shops
13 and, you know, restaurants alone, will people
14 continue to come here so that everyone can
15 prosper, and what can we do as a Planning Board
16 if it's not a stick, what are they, carrots.

17 You know, what are the incentives for
18 allowing a property to be filled with livelihood
19 in every respect.

20 So, again, I don't have the answers,
21 it's just.

22 CHAIRWOMAN HAMMES: Yes, it's
23 challenging. Maybe we'll take a break and open
24 it up to the public, if anybody wants to speak
25 on this topic.

1 MR. WILE: Ian Wile, 234 Fifth Avenue,
2 and also Little Creek Oysters on 211 Carpenter
3 Street. So, business and resident.

4 I was particularly interested in this
5 agenda because I liked the open nature of this
6 question, as opposed to responding to one, you
7 know, one neighbor-on-neighbor issue, one
8 particular house or business.

9 I think this is the kind of positive
10 discussion that might help break down some of
11 the walls.

12 And I have some thoughts, I didn't
13 know where this Board was at in some of this
14 conversation, so it's nice to actually hear the
15 catch-up, and I appreciate it, even if you have
16 gone through this for a couple of meetings.

17 I hadn't really thought so much about
18 the resident vacancies, even though I know
19 that's an issue from, we try and help find
20 people rental units or we are very happy to have
21 some friends who recently found an affordable
22 home to buy. So that's very exciting.

23 And I had not really come here
24 thinking so much about the residential vacancy
25 question, although I think what you raised is

1 very interesting. In terms of the safety and
2 things like that, I would always suggest we look
3 at our code first to see if there is other tools
4 we can use for nuisance and things like that.

5 And trying to find what is an empty
6 house, I couldn't even begin to tell you. The
7 one across from Village Hall with the fence
8 around it might be where you start.

9 If you have can't get into because
10 there is a fence around it, it's probably
11 vacant. But I will say over and over again that
12 I tend to be really hesitant to legislate
13 poverty.

14 I grew up in very poor houses that
15 were very poorly built, with very questionable
16 construction and management, and we did our best
17 in most of those situations.

18 So trying to figure out what is, where
19 somebody is depressed or stricken with something
20 else, or more maybe housebound, versus vacant, I
21 think is a thing.

22 But I really came to talk about
23 downtown, and what I think is one of the most
24 important parts of this Village. That we are a
25 walking village. We do not resemble almost every

1 other village, and every time somebody tries to
2 remap, another situation in Southold was very
3 different. The South Fork is very different,
4 even though it looks the same, smells the same,
5 the weather is the same, salts the same and the
6 roads are the same. And that has confused
7 merchants, I think, when they try and start
8 here. And we have see some thrive and seen some
9 fail. Myself have been up and down.

10 Maybe I can pick some of the kind of
11 scatter shot from some of the conversation. My
12 first thing I just wrote down, instead of, I
13 think for me as a definition change, instead of
14 a vacancy registry, which I think starts to feel
15 like a stick in a tax question, and a punitive
16 kind of thing, and this is coming from a place
17 where not just a few months ago I needed this
18 information. I would have preferred an
19 availability registry. So less punitive. But I
20 want to know where I can go and what I can do.
21 And I can get excited about building something
22 in one of those places that, because I'll know
23 whether I walk by a building and it's empty, I
24 look at that and say, well, that's vacant. But
25 it may not be available. It may be a landlord

1 who doesn't want to rent it. What I want to know
2 first is which buildings are available, both
3 empty and available. Like where I can begin, not
4 only from the Village standpoint, but from a
5 willing landlord. And my colleagues will not
6 love what I'm about to say, but I don't think
7 this is a Village Board/Planning Board/Zoning
8 Board effort to undertake for the commercial
9 district.

10 I think it falls distinctly under the
11 Charter of the Business Improvement District,
12 listed in the rules by the State of New York as
13 one of their responsibilities to do. Far before
14 they throw events is to make sure that the
15 nature and the activation and the positive
16 forward movement of the business district is in
17 their control. Every vacant building is owned
18 by a member of the BID. By definition. So
19 nobody has that information more than that group
20 of people.

21 So I would love to see as a volunteer
22 effort coming out of the BID, but I certainly
23 would love to see us think about it, not so much
24 as a punitive vacancy, but an availability.

25 When we catastrophically lost our

1 residence for, you know, our commercial
2 residence for ten years, that was a catastrophic
3 rent increase. And we kind of thought that was
4 probably the end, and we were trying to make
5 piece, it was a good ten years, and let's call
6 it that.

7 But I was very pleased to get phone
8 calls from a number of landlords and building
9 owners making spaces available that I had zero
10 idea were available. And I found that to be a
11 very eye-opening moment, and should we all walk
12 by the same unmentioned or aforementioned
13 properties we go oh, somebody ought to, or
14 somebody should, or they should. But there are
15 properties here that I didn't know were
16 available or did not know they were available to
17 me. I thought was both encouraging and maybe
18 discouraging. Because I think there are some
19 people who might take advantage of something.

20 Having spent some time looking at
21 commercial places where we could land in an
22 emergency, I will say that my feeling on the
23 massive vacancies, and there should be no doubt
24 we are in the middle of probably -- I fee it's
25 probably the most amount of vacancies that I've

1 seen in my 24 years here. And things are
2 certainly cyclical. In '21, in the pretend
3 post-COVID boom time, I had then said that I
4 thought that the pendulum would swing back.
5 There was none of those over-winter closures
6 happened for two or three years. Those usual
7 cycling of a generational closure, or somebody
8 moving to a bigger space or smaller space, that
9 kind of natural evolution of an owner-occupied
10 Village, which is largely what we are. And I'm
11 pretty proud of that.

12 So I feel like we have this pent up
13 period of time where people either were hanging
14 on or they were not sure, they were not making
15 these choices, and the pendulum has swung back
16 to kind of correct this.

17 In that period we had a number of
18 buildings that were sold for quite a lot of
19 money, and just the math of trying to rent out
20 something to meet the mortgages that those
21 speculators took out, requires a number that is
22 unsustainable in most places, not just this
23 Village.

24 But if you reduce, and I don't mean
25 just the seasonal turn it on and off again. But

1 we are a seasonal, cyclical Village. If you
2 sold thread and keys, you're going to sell more
3 keys in July than you're going to sell in
4 December. It's not about whether or not I can
5 sell more shrimp, so.

6 So I think that we have that pendulum
7 swing back, we have some generational retirement
8 that always happens, and generational closures.
9 And I think we are in another round of those. So
10 I think that's, you know, we revitalized that
11 downtown 20 years ago when the park started,
12 that puts us at 25 years from anybody who was
13 starting a business right around then. There is
14 an opportunity for a generational wave that is
15 likely to happen.

16 I know that, by my math, I keep
17 counting different ways. I've counted at least,
18 one day I count eight places, one day I count
19 17. But I do know there is probably about six
20 more that is unaccounted for that will be
21 closing within the next 12 months.

22 So it's not an insignificant amount of
23 vacancies. We were very fortunate to land on our
24 feet, and I am pleased by that. We have been
25 able to retain, make jobs and careers for

1 people. And to me that was always what we
2 enjoyed about being here.

3 I think we can never mistake that
4 whatever occurred in American shopping and
5 retail habits are not Greenport's fault, right?
6 Like you cannot make somebody not go to Costco.
7 In the same way that you can't, you know, you
8 shouldn't penalize some of these other things.
9 You have to incentivize and allow people to have
10 a reason to be in places, whether that's retail
11 or restaurant, you know, food and beverage, or
12 whatever it is.

13 And I think my only note to this
14 Board, and we've had private conversations and
15 just casual around coffee shops, but what I
16 would say is the hardest part for me as
17 someone -- and I don't mean this in a zoning way
18 -- nonconforming business owner, is that my job
19 is to create something, the way I see it, my job
20 is to create something that gives somebody else
21 a reason to come in. Not just food, not just a
22 thing to buy. But my job is to get somebody in
23 there. And it may not always look like what
24 everybody else thinks of. Because if you
25 already thought of it, they might stop somewhere

1 else, right? My job is always to be sort of
2 surprising.

3 And I think about my favorite places
4 in this Village and the young people who have
5 started things, I think by Alexis Suess of
6 Common Ground, who started inside one shop, she
7 got her start there, moved into a bigger space
8 inside another shop and then a bigger space that
9 was her own shop and is now a bigger space.

10 That is a perfect growth of a
11 homegrown student of Greenport, that is now and
12 employer, and has created something that isn't
13 exactly the same as what somebody thought they
14 might do.

15 And I think my worry about definitions
16 is always that I know that as soon as you need
17 to legally start defining things, you need to
18 get granular on it, otherwise it's not a
19 definition anymore, but it starts to be a list
20 of things that we recognize. Like what is a
21 market. What is a gallery. What is a thing.
22 And I think that from my Village standpoint,
23 maybe the thing that goes hand-in-hand with the
24 availability registry, that a downtown could
25 provide or landlords could opt into, is, all

1 right, here is this. Now let's overlay that with
2 the map of our district and say what is the
3 greasiest, fastest way, these three properties
4 are available and I want to open this kind of
5 thing, that this Village could say that right
6 there is your fastest way to get your door open.

7 We can go through the process for
8 anything else. You want to go through zoning,
9 planning for something that is not conforming,
10 that needs major construction or needs some
11 other changes. But if you can help people
12 understand, I think that it's more marketing
13 than documenting.

14 But if you can make people understand
15 that for the right place, in the right zone,
16 within the code that is written already, there
17 is a way through. And I always come back to if
18 the Village is going to spend any money or time,
19 instead of on a registry, I would love to see
20 like as an economic development liaison, or
21 something that could say, you know, look, geek
22 out on rating code, but not everybody likes to
23 do it. And so if somebody could say, what do I
24 need to do.

25 So perfect example is I'll bring up

1 is, putting our money where our mouth is, we're
2 looking at opening an incubator space to allow
3 small entrepreneurs to fail slower, right? I'll
4 always say the only way we made it is we failed
5 slowly enough to make it to next year.

6 And right now some of the properties
7 are \$8,000 a month. You do not fail slowly at
8 \$8,000 a month. You fail very quickly. And if
9 you rent it and it takes six months to get in
10 there, you are already, it's over. It's done.

11 So we are going to try and build
12 something out. We identified the property, that
13 I think was a puzzle for this Village before.
14 We are trying to smooth it. So I want to know
15 what we do and we reached out to the Village to
16 learn process, for a thing that I don't know
17 about.

18 So, but I think not everybody knows
19 what to do with that. Like how to do that. Where
20 do you go. Do you come into the front door and
21 say do you want to start something. I don't want
22 start a business.

23 When I said 10 or 15 years ago I sat
24 on the economic committee for Southold Town's
25 comprehensive plan. And the first thing that we

1 built is how to start a business in Southold
2 Town document. It was more of a flow chart. Do
3 you, what do I need to do. Does it need to be
4 built. Does it need this, that. Which
5 departments are your things. And it helps as
6 guide I think because some people don't know are
7 they in this meeting or are they in the Board or
8 the Zoning Board, or are they not in the
9 meeting.

10 I would agree with what Tricia said.
11 That revised code was pretty clear about what is
12 allowed and I think the Zoning Board chair was
13 very clear in his wishes that if you propose a
14 thing, if you go to do a thing that's
15 conforming, then it's the fastest possible
16 entry. I still think that people don't
17 necessarily feel that. So that's a marketing
18 choice, not a code choice.

19 And I know I have been chatting
20 forever. I'll see if I can say one other thing.
21 And I think mostly that is largely a piece of
22 it. I think my biggest thing is there are, I'll
23 say the last thing, is that one of the great
24 joys of being an entrepreneur in this village,
25 in the way that we do it, where we support other

1 small entities, there are no shortage of people
2 who could survive, and who could survive in
3 their available buildings.

4 That's different than it is in other
5 places. Having traveled across Main Streets USA
6 for 40,000 linear miles now, there are places
7 that don't have the people. We have the people.
8 And it's not about whether or not we need to
9 attract some business. Or if somebody from
10 Cutchogue wants to, there are people right now
11 who want to do it. They can't afford some of the
12 rents, which we can't legislate those rents
13 down. We have wait for that pendulum. But there
14 are some buildings that are available that I
15 think, I know, people are nervous about coming
16 to this podium and feeling like they might have
17 months of a delay. And I think that's perception
18 not reality.

19 So for me, that's marketing from here,
20 and I would encourage my business, my building
21 owner BID colleagues to advertise when they have
22 a property available. And I don't mean that to
23 put a rent sign in the window.

24 And the last bit, we have some
25 vacancies that are forced vacancies, that they

1 are trying to empty a building, to sell it
2 empty. So there just these lingering things
3 that just won't. They are just dead. So they are
4 dead until some day.

5 But I appreciate it, and I'm available
6 for any input, you know, any input at any time
7 on trying to start or run a thing here. Having
8 sort of I'm in my first year again, somehow.
9 Thank you.

10 CHAIRWOMAN HAMMES: Thank you, Ian.
11 That's actually lot of good food for thought, and
12 I, you know, I hear you about the need to do some
13 kind of communication work, you know PR campaign
14 on how you get things done.

15 I think one of the things I struggled
16 with is because the code made it so much easier
17 for certain types of business, we have less
18 business coming to us. So people only see these
19 big projects that de facto require a lot more
20 analysis, and input and consideration, and are
21 going to take longer if you are, you know,
22 completely rebuilding a piece of property or doing
23 something that is, you know, so we are missing
24 that thing where you used to see people come in
25 and want to do something on the waterfront, and

1 they have to come to us, and it happens pretty
2 quickly, because they don't even have to come in
3 anymore.

4 So I guess we have think about us, and
5 the Village needs to think about how we convey,
6 again, that for most, if you are doing, you know,
7 a personal services business, you're doing, you
8 know, a small eatery, you're doing retail. And
9 retail is a very broad category of things. So
10 it's defined in our code that unless you are doing
11 major construction work, you're probably not even
12 going to have to, maybe come to this Board for a
13 sign, which I'm not quite sure why we have to do
14 that, but we do. You might have to go to the
15 historic board.

16 But the things that you might have to
17 come for really should not take more than one
18 month, and we do, you know, the Historic Board
19 does try to meet. And then if you are really
20 doing something that is a site plan modification,
21 then it probably is going to take a little bit
22 longer, but as long as it's not a material site
23 plan modification, this Board has discretion under
24 the code to kind of do that on kind of a fast
25 track. It really falls within this category of

1 significant development that you start to kind of
2 have to jump through a real analysis. And,
3 frankly, I think that is to the benefit of the
4 Village to not kind of allow large scale
5 development without taking a close look at it.

6 MR. WILE: I don't think that's my
7 perspective of this last iteration, that there are
8 simple, small spaces that are available for
9 simple, small businesses, that I think people are
10 nervous about knowing what this takes, right. And
11 I think that, assume that it will get any of the
12 spun off of a series of meetings where it may be a
13 conforming use of a building.

14 CHAIRWOMAN HAMMES: It's interesting,
15 because I think Mayor Hubbard, right before he
16 left office, had started a policy where he was at
17 each monthly meeting making an introduction of new
18 businesses that had opened in the Village. And
19 maybe that's, you know, one way to go about it.
20 Because as far as I know, there is a new barber
21 shop that's opened this week. There is a new kind
22 of beauty salon that is supposed to be opening up
23 by later in the month. I think there is going to
24 be a kind of eating space opening up the Harbor
25 Front.

1 So there's like a handful of things
2 that are opening up that have had to come to this
3 Board, and frankly may have been delayed because
4 they were trying to figure out what they had to do
5 to open up.

6 So I personally found this particularly
7 helpful. I don't know if anybody on the Board has
8 anything.

9 MEMBER TALERMAN: Yes. We've talked
10 about, on the Board, how to start to have
11 outreach, and I actually talked to Caroline, I
12 went to her tag sale or estate sale and said, hey,
13 let's meet once a month, just because I'm also on
14 the communications committee, so that I can gather
15 that.

16 And I know we talked about Frances and
17 I reaching out to the BID as business owners, and
18 trying to create a more formal partnership or at
19 least have conversations back and forth with each
20 other.

21 You know, my 40-year career was built
22 on advertising and marketing and strategy, and I
23 think you're absolutely right, that the hardest
24 part of doing business in the Village right now is
25 the rent, not the approvals. And somehow, whether

1 it's a municipal dysfunction or something else,
2 there is word out on the street, and it's just
3 fake news.

4 So how we create together economic
5 vitality, I think is really important and I'm
6 excited about formalizing the process where we
7 talk to the BID and business owners. Because we
8 know not everybody is super-active in the BID

9 MR. WILE: Yes, for sure I am a BID
10 outlier, so I'm not the greatest BID liaison. That
11 said, my day with the BID usually is going back to
12 its legal charter and it has responsibilities that
13 are less known, but are responsibilities, and if
14 the Village is at the peak and everything is
15 running great, then it should do all the marketing
16 things. But, in my opinion, two cents, as
17 somebody's customer, is that their best effort is
18 to not try to tell people that they should come
19 and visit Greenport. I think that's working.
20 Right. People are living here and are already
21 visiting here in July, right, so we don't
22 necessarily need that as much as you need, the
23 Village needs assistance on infrastructure, and
24 that is part of its Charter, right. And something
25 like this availability registry is really spelled

1 out in this charter in terms of need to retain the
2 vitality of the charter representative. So that
3 can be interpreted as flower boxes or it can be
4 interpreted as, you know, if you are a BID member
5 that pays taxes, which is that you're a BID
6 member, you don't have to join it, you are in the
7 building, it's your building. That you have this
8 responsibility. So they don't love when I say
9 that.

10 And some of it depends on that
11 ownership board that makes it a little different.
12 But that doesn't mean tenants and building owners.
13 They have some money, I don't want to freak you
14 out.

15 CHAIRWOMAN HAMMES: So this kind of
16 feeds into the final topic for today, which is
17 more community outreach efforts. I think we
18 touched on this briefly at our last meeting, and
19 Frances and Elizabeth are acting as kind of our
20 outreach specialists. They have been working on
21 the survey, which Dan you will get a copy once
22 it's in its final form. Just to let us know if
23 you have any questions or thoughts on it.

24 The intention is to get a survey out
25 into the community. It's particularly focused on

1 kind of residential quality issues of life right
2 now. There is correspondingly, hopefully, also
3 relevant for our business community, but I'm also
4 hoping, as I mentioned this to you, that we are
5 hoping to do something that involves the business
6 community more directly, in term of potentially a
7 survey for the tourism traffic this summer.
8 That's kind of in the thing.

9 So, in any event, I think that survey,
10 there has been a couple of rounds on it.
11 Hopefully, I know, some of us are going out of
12 town, but hopefully we can --

13 MEMBER TALERMAN: Yes, my goal would be
14 to try to get it done before then. And I do
15 believe we are trying to get a newsletter out. And
16 we'll put the QR code, but the cutoff is on the
17 15th. This will be a bit of a race.

18 CHAIRWOMAN HAMMES: Okay, so this is
19 part of my question on the technology, is because
20 our idea, we may also include a hardcopy in the
21 utility bills for those that are technologically
22 challenged in the Village. Or put some over at
23 Village Hall. The QR code, are we going to have
24 that feed into something that will then allow us
25 to sort the data in different --

1 MEMBER TALERMAN: Yes. So the QR code
2 would go, I'm thinking right now, we may be able
3 to use a free version of Survey Monkey. And Survey
4 Monkey lets you do what is called cross-tabbing.
5 So based on whether you're a business owner or a
6 resident of Southold, Greenport Village, or
7 whatever we decide those blankets are, we can
8 cross-tab that with any other question and do the
9 analysis.

10 So that's why I picked it for a digital
11 platform. It all can be downloaded in, it's
12 called the CSV file, and then we can use Microsoft
13 Excel to do any of that analysis, and there is
14 also AI tools to help understand, based on
15 different code words what are the prevailing
16 opinions.

17 MEMBER CREEDON: Is that something that
18 we can all get copies of?

19 CHAIRWOMAN HAMMES: Because we could
20 presumably add in, if we needed to manually the
21 responses for --

22 MEMBER WALTON: Well, that's what I just
23 was going to ask about. Is there a way to feed --

24 MEMBER TALERMAN: I would be able to add
25 the Excel spreadsheets. So, yes.

1 MEMBER CREEDON: It's nice when there a
2 little button that says print.

3 CHAIRWOMAN HAMMES: Well, I think,
4 logistically, I agree the QR code is the easiest
5 way to go, but I know that there are people that
6 like hardcopies, and given that we want to try to
7 get as far out in the community as we can, and the
8 topics, just so everybody is aware that we are
9 going to be focusing on are housing opportunities,
10 questions around parking, because that's a
11 perennial topic of discussion, and trying to get a
12 real understanding of what people really think or
13 their experiences and what their views are on
14 things.

15 Some questions around this vacancy
16 situation, but maybe we'll look at that again in
17 light of these conversations today. And I'm trying
18 to think of what else was on there.

19 But anyway, some of these topics that
20 we have been trying to talk about, to try to get
21 some -- because there is a lot, as you can see, we
22 have so many people. We really want to hear from
23 people. And that's why today is actually, it's
24 been a little bit of a different meeting for us,
25 and I'm sure it's been challenging for you.

1 But to me this is really helpful and I
2 think this is more of what the Village needs to be
3 doing. And it all will hopefully coming out to a
4 better and stronger place at the end.

5 So I guess, just so we are all on the
6 same page, will you guys will then go ahead and
7 try to finalize this before you leave, you'll get
8 a copy of it just to make sure that you are okay
9 with this when it's done. And then I guess I can
10 work however it would make sense to try to get it
11 further pushed out while you are going with
12 Frances. And then when you get we'll turn maybe a
13 little bit more to these conversation on outreach.

14 MR. WILE: I have more of a half legal
15 question.

16 CHAIRWOMAN HAMMES: There is no lawyer
17 in this room.

18 (Participants laughing).

19 MR. WILE: If there was an opportunity
20 to propose a "How to start a business in
21 Greenport --

22 MEMBER CREEDON: Well, what business?

23 CHAIRWOMAN HAMMES: How to start a
24 business.

25 MR. WILE: How to start. Like to do it

1 as a community outreach event, right.

2 CHAIRWOMAN HAMMES: Who would talk?

3 MR. WILE: Well, not a who would talk.

4 But I think you need people from each of the
5 components of the Board, and the more points the
6 better.

7 CHAIRWOMAN HAMMES: My understanding,
8 we would have to double check with Brian. And I
9 can do that. If more than two of us are in a
10 meeting and discussing business, it becomes
11 official business. But if one of us was sitting
12 on a panel or event, I think that would probably
13 be okay. But it's worth discussing with Brian.
14 But my understanding is one of us should be able
15 to sit on a board like that, and frankly, that's
16 why we are dividing things that we are doing on
17 this Board into groups of two, with me sitting
18 somewhere up here, because we are trying to
19 obviously not do anything that would violate
20 open meeting. And most of what we are doing
21 behind the scenes is process oriented, or it's
22 all process oriented, really. It's outreach. So
23 I mean, and Dan and Shawn are helping on the
24 fire department and the police issues, and more.
25 But I think that's a great idea. And so then

1 frankly would probably be really helpful.

2 MR. WILE: I won't forget the last
3 time, I was hesitant only because the last time
4 I did one of those panels, it was the future of
5 Greenport, the Soundview, and the next morning
6 New York State shut down for COVID.

7 We didn't solve all the problems the
8 night before. They threw us a curve that we were
9 not planning for. But we had a great plan that
10 day, I'm sure.

11 MEMBER CREEDON: I think, if I remember,
12 the only thing left open beside the restaurants,
13 and maybe even the restaurants were in the
14 beginning, was Clarke's Gardening, and they sold
15 seasoning so you could grow food to eat.

16 CHAIRWOMAN HAMMES: All right, anybody
17 on the Board have anything else? Public, all
18 talked out? Okay.

19 All right, well, this again, I think
20 has been really great and helpful to me and
21 hopefully everybody else. And we'll continue to
22 have these discussions. I suspect our next
23 meeting may end up being cancelled because it's a
24 little over a week and we're going to be missing
25 two members.

1 So unless we have an application, if we
2 have an application then Dan and Frances and I
3 will meet to move those things along. And, by the
4 way, we'll pick this back up in the June meeting.
5 So I'll make a motion to adjourn the meeting.

6 MEMBER CREEDON: I just would like, I
7 need to confirm --

8 CHAIRWOMAN HAMMES: The next meeting is
9 supposed to be May 19th, and then the one after
10 that is June 20th.

11 MEMBER CREEDON: That's the only one I
12 have on my calendar. Okay.

13 CHAIRWOMAN HAMMES: So I'll let you know
14 about the 19th. But the only thing I think we
15 might be doing at that meeting, but I don't think
16 it's going to be ready, is to accept the
17 application for the Greenporter, because there is
18 nothing else, right?

19 MR. NOONE: I would guess. I don't
20 know.

21 CHAIRWOMAN HAMMES: Because it's too
22 late to public notice anything for that meeting.
23 So, just like we did with 140 Main last time, the
24 Greenporter is in the process of submitting their
25 application, is my understanding. So at some

1 point when that's complete, we'll have to accept
2 it and start the process.

3 MEMBER CREEDON: So that's acceptable.
4 Not necessarily approve anything.

5 CHAIRWOMAN HAMMES: Correct. That's just
6 what we did last week with 140 Main. And that's,
7 my understanding from Counsel is, it has to be on
8 the agenda, but it doesn't have to be the subject
9 of a separate, independent public notice. But I
10 highly doubt that's going to be ready for a week
11 from today. But if it is, we'll move that along.
12 Otherwise I think we'll probably take a break 'til
13 our June 20th meeting.

14 All right, with that I'll make a motion
15 to adjourn the meeting.

16 MEMBER WALTON: Second.

17 CHAIRWOMAN HAMMES: All in favor?

18 (ALL AYES).

19 CHAIRWOMAN HAMMES: Thank you,
20 everybody.

21 (The time noted is 5:47 p.m.)
22
23
24
25

