

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK : STATE OF NEW YORK
3 -----x
4 PLANNING BOARD
5 WORK SESSION, PUBLIC HEARINGS & REGULAR MEETING
6 -----x
7 June 20, 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
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, June 20th, 2025. It
4 is currently 4:03 PM and I hereby call this
5 meeting to order.

6 This meeting is a public meeting and
7 includes both a public hearing in respect of
8 the site plan of the property located at 140
9 Main Street, in respect of the proposal to
10 construct a second and third floor on the
11 portion of the building and improvements
12 located at that property in order to create
13 two new apartments.

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

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

22 The first order of business today is
23 the public hearing in respect of the site plan
24 approval submitted by Robert I. Brown RA on
25 behalf of Mark & Patty Carlos in respect of

1 the property located at 140 Main Street.

2 This property is located at SCTM No.
3 1001-5-3-18 and it's also located in the C-R
4 Retail Commercial District and the Historic
5 District.

6 The Planning Board officially accepted
7 the site plan application for this property at
8 its meeting on April 28th, 2025, and it also
9 at that time declared itself as lead agency in
10 respect of the proposed development pursuant
11 to SEQRA Rules 6 NYCRR Section 617.(2)(b).

12 In accordance with applicable code we
13 are today opening the public hearing process
14 in respect of this application.

15 As I understand it, this is still
16 pending review and approvals from both the
17 Zoning Board of Appeals and the HPC. We are
18 thus going to limit the discussion to any
19 comments that the applicant wishes to make in
20 respect to the application as well as hearing
21 from anyone in the public that wishes to speak
22 in respect to the application.

23 So I'll first give the applicant, or
24 provide the opportunity to address this Board.

25 MR. BROWN: Robert Brown, Architect,

1 205 Bay Avenue, Greenport.

2 I think actually we kind have been
3 over this quite a bit. I don't really have
4 much more to add to our narrative and
5 commentary, but certainly if anybody has any
6 questions I would be happy to address them.

7 CHAIR HAMMES: Yes, I think this Board
8 at this time is going to reserve on questions.
9 We just got our final report from LKMA, or I
10 did. The full Board hadn't received it
11 yesterday, so I have to share that with them.
12 But we really need to see what happens with
13 ZBA and HPC and then we may have additional
14 questions.

15 I do note that you did get a copy of
16 an LKMA memo that raised a number of
17 documentary items that are going to have to be
18 addressed before the application can be
19 approved or denied, so I assume that you'll be
20 working on those at some point.

21 MR. BROWN: I would appreciate seeing
22 the most recent copy.

23 CHAIR HAMMES: Well, that one we won't
24 share with you. That's just for the Planning
25 Board. That just addresses issues we may want

1 to consider in approving or denying with
2 proposed mitigants. But I believe you have the
3 memo that came out back in April, I think it
4 was, April 9th, so my understanding is you
5 were holding off on addressing those things
6 pending the ZBA and stuff, which is fine, but
7 I'm just noting for the record that those
8 items will have to be addressed at some point.

9 MR. BROWN: For the record, I believe
10 most of the issues raised have been addressed
11 on the drawing.

12 CHAIR HAMMES: Okay, our consultant
13 says counsel will have to confirm that to us
14 at that time.

15 MR. BROWN: Sure.

16 CHAIR HAMMES: But I don't think,
17 unless any of my fellow Board members have
18 something they specifically, our view is we
19 would rather wait and see how things play out
20 with the Zoning Board and HPC. And obviously
21 there is nobody here from the public today,
22 but the public comment period will stay open
23 for this, so to the extent anybody from the
24 public has anything to say, and then once we
25 see what happens with the ZBA and HPC, if we

1 have any other issues we'll raise those at
2 that time with you, our concerns.

3 MR. BROWN: Understood.

4 CHAIR HAMMES: Does anybody have
5 anything else they want to add to that?

6 (Negative response).

7 So I'll make a motion to leave the
8 public hearing open. We'll have to leave it
9 open pending submission of all these items.

10 Do I have a second?

11 MEMBER WALTON: Second.

12 CHAIR HAMMES: All those in favor? Aye.

13 MEMBER WALTON: Aye.

14 MEMBER BUCHANAN: Aye.

15 MEMBER CREEDON: Aye.

16 MEMBER TALERMAN: Aye.

17 CHAIR HAMMES: Motion carries. Thank
18 you.

19 Seeing as there is no one else wishing
20 to discuss 140 Main, so we'll move on to our
21 next order of business, which I'll turn that
22 over to Elizabeth and Frances to kind of give
23 the Planning Board and the public an update on
24 the Planning Board survey. Maybe you can just
25 give a couple of comments about what it is

1 just so that that's on the record if there is
2 anybody watching or in the public, and then
3 talk about the update, and then we can see
4 where we go from there.

5 MEMBER TALERMAN: Sure. We created a
6 survey in order to gain an understanding,
7 evidence, is what I call it, as a researcher,
8 an understanding of the community's desires
9 and priorities with regard to planning for the
10 future of Greenport, specifically in terms of
11 development.

12 The survey is in five pieces, and it
13 asks questions about whether somebody's a
14 resident, full-time, part-time, business owner
15 or employee. And that is important so that
16 when we are looking at the responses to the
17 rest of the questions, we can look at these
18 responses overall, all people that responded
19 to the survey, and we can look at the
20 responses based on whether you are a 12-month
21 resident renter or a 12-month resident owner
22 of a business or of a residential property.

23 So the idea is to understand the
24 different kinds of folks that occupy the
25 Village and what their concerns are.

1 The issues that we cover in this
2 survey include commercial and residential
3 property vacancy, mixed-use zoning within the
4 commercial-retail district, commercial ground
5 floors with residential second and/or third
6 floors, accessory dwelling units and parking.
7 Those are the things we covered.

8 And we also left space in each of
9 those sections for open-ended comments so that
10 we could understand nuance, and not whether
11 someone was indifferent or strongly opposed or
12 strongly in favor, but what specifically might
13 be of concern that we should note.

14 I can say that in a community of
15 around 2,000 folks, to be statistically
16 significant and projectable, to have results
17 that are projectable at a 95% rate of
18 accuracy, we need about 385 responses.

19 (Fire Alarm sounding).

20 CHAIR HAMMES: So one question I have
21 for you on that. I don't know enough about the
22 kind of asking the question. For 2,000, I know
23 that's generally what is used for the
24 full-time population of Greenport, but I think
25 that's not family use. I think that's

1 individuals.

2 MEMBER TALERMAN: I don't know the
3 answer to that. So let me figure that out.

4 CHAIR HAMMES: Because it might change
5 the threshold.

6 CHAIR HAMMES: That's what I was just
7 thinking as we're sitting here talking about
8 it. I don't know the answer to that either. I
9 don't know if it would 2,000 people are
10 referring to family units or referring to
11 total population. And if it's population,
12 then it may be that the sample size may be
13 smaller.

14 MEMBER TALERMAN: Yes.

15 MEMBER CREEDON: I thought it was total
16 population around 2,500.

17 CHAIR HAMMES: I think that's total
18 population.

19 MEMBER CREEDON: Yes, it is.

20 MEMBER TALERMAN: So we'll look at, if
21 I can get the census of 18 and above, we'll
22 figure that out.

23 What I also know, from my experience
24 as a professional researcher, is that at about
25 100 people or 25% of, a little more than 25%

1 of what I would love to get for a response, I
2 will have directional information. Meaning I
3 can't say that I've got a 95% confidence
4 rating that this is projectable across the
5 whole population, but more so or less so it's
6 giving us a good solid directional
7 understanding.

8 Right now we are at, literally, as of
9 this moment, I'm looking at a screen, we are
10 at 89 respondents. So we are really close to
11 directional. And what I can tell you is of
12 all the people that have responded to this
13 survey, just over 52% are homeowners in the
14 Village. 43% are not only homeowners but they
15 are full-time residents where the address of
16 Greenport is used for tax identification and
17 voting.

18 About, just over 10% are business
19 owners in the Village, and about 7% are
20 employees. There's some -- and almost 5% are
21 owners of commercial property.

22 We have had people say "other" and
23 then there is an open-ended question do you
24 want to explain who you are and why you are
25 taking the survey. So there are some folks

1 from Greenport west, part-time resident in the
2 Village of Greenport. So we'll be able to cut
3 the data based on who people are.

4 In terms of the issues of importance,
5 we allowed people to rank from one to five
6 which were the most important issues. Right
7 now, this isn't even truly directional --

8 (Siren sounding).

9 (Continuing) so far, and the top three
10 issues are very, very close together in terms
11 of level of importance. People can rank one to
12 five:

13 Commercial and residential property
14 vacancies are currently number one. But by a
15 very small margin.

16 Affordable Housing is number two.

17 And the third is mixed-use zoning for
18 commercial ground-floor with residential
19 second and third floors.

20 Accessory dwelling units and parking
21 were numbers four and five, by a much wider
22 margin. But the top three were really closely
23 clustered.

24 So that's all I can say with any
25 confidence in terms of the results of the

1 survey. What I can also say is we currently
2 have a deadline of June 30th, and given that
3 that is ten days away, I want to wait another
4 five days before we say should we extend this
5 for another week or two to try get the most
6 people possible.

7 We printed up postcards, these are in
8 IGA and lots of other places around town. We
9 printed a little flier, it's in lots of the
10 businesses around town and Village Hall.
11 There are paper copies of the survey. Three of
12 of the responses are paper copies, which I'm
13 putting into Excel spreadsheets with the rest
14 of the results.

15 So I would like, before the end of
16 July, to have a formal report where we make
17 public the answers to all the questions,
18 giving everyone anonymity. There is no name
19 collected, there is no individual
20 identification of any survey response, but I
21 would like to provide a report on the
22 aggregated results.

23 CHAIR HAMMES: So a couple of things
24 that I thought about, about this. The first is
25 depending on where we end up on the numbers,

1 and how much we really want to push on this,
2 and this would be a cost issue that I have to
3 take up with the Village. I was not really, I
4 hadn't really focused on this until I was
5 talking to somebody. There is, under the US
6 Postal Service, you can do a direct mailing on
7 mailing routes, on the delivery routes within
8 the Village, on postcards, without actual
9 addresses on them, and it costs a couple
10 hundred dollars.

11 So if we felt like we were not getting
12 the right outreach by posting this kind of,
13 you know, publicly around the village, we
14 could look into possibly doing that. That
15 would obviously delay us because we would have
16 to get more cards printed up and mail them.
17 But that's just I think depending on where we
18 end up and what what we think the numbers are
19 that we need for the survey, it might be
20 something we should keep in mind if we want to
21 do any follow-up surveys. It seems to me
22 that's maybe a good way to reach more deeply
23 within the community. So I just throw that out
24 there for people's consideration.

25 The other thing, in terms of timing,

1 is assuming we get to a point where we think
2 we can have kind of enough to talk about about
3 this, I would need, having looked at our
4 calendar and obviously we can probably have,
5 we can do a special meeting on this, but we
6 have a Planning Board meeting scheduled for
7 the 28th of July, which is a Monday.

8 I was thinking that that might be a
9 good meeting to have that conversation at, and
10 if the Board was willing, I was thinking I
11 might ask the new Affordable Housing Committee
12 to join us at the table for at least that
13 portion of the meeting since the number of the
14 top experts on affordable housing. So I don't
15 know how anybody would have any objection to
16 that.

17 Is there an issue to that from your
18 perspective?

19 MR. STOLAR: No.

20 CHAIR HAMMES: Dan, would you be okay
21 with that?

22 MEMBER CREEDON: I have no objection.

23 CHAIR HAMMES: Okay, so let's
24 tentatively plan, this will also depend on how
25 significant our regular agenda is, because I'm

1 not, unfortunately, I don't think we can push
2 this up over our applications, so if we ended
3 up with a whole bunch of stuff we had to do,
4 and applications and public hearings, we might
5 have to delay this. But let's shoot for the
6 28th, and I'll reach out to Dinni, she's the
7 Chair of the Affordable Housing Committee, and
8 see if she can circle up with her people and
9 we would probably, again, depending on our
10 agenda, we would maybe make that the first
11 thing since we would be having them come in to
12 join us.

13 So let's all tentatively plan on that
14 right now for the 28th. Okay?

15 So that's all I have on that. I don't
16 know if anybody else from the Board has any
17 questions for Elizabeth or anything.

18 MEMBER CREEDON: I have just one. Is
19 there anything that prevents somebody from
20 submitting multiple responses to the survey,
21 since it's anonymous?

22 MEMBER TALERMAN: Yes, it is anonymous.
23 The platform we are using says that it has
24 duplication control. So I picked a platform
25 that I have used professionally in the past so

1 that it can't be gamed. I can't tell you how
2 they do it. I can't tell you more than that.
3 But I chose a platform that I have gotten
4 great results from, and was one of the
5 features --

6 MEMBER CREEDON: For digital.

7 MEMBER TALERMAN: For digital, yes.

8 But so far we only have three physical.

9 CHAIR HAMMES: But even physical you
10 wouldn't know, because I put physicals up and
11 gave them to Elizabeth, and two of them, when
12 I first looked at them, I thought they were
13 the same. Then I realized they were not.

14 But what I'm just saying is I don't
15 even know if physical copies can address that
16 issue, per se, Dan.

17 Other than giving everybody an
18 identifying number for a survey, which would
19 be frankly cumbersome and really difficult, I
20 think we have to hope that the people will act
21 in the right way, and that if somebody does
22 try to do it, they are not trying to do it ten
23 times and we have enough of a statistic that,
24 you know, I mean this is really more of
25 Elizabeth's area of expertise. I've thought

1 about this but I just, you know, at some point
2 you have to hope that people behave
3 appropriately. But it's a valid question.

4 MEMBER TALERMAN: It doesn't at the
5 moment seem, what do I know, seem like it's
6 creating any kind of agitated hot buttons.
7 There doesn't seem like there is any
8 politicized issues here. So I'm hopeful. I'm
9 hopeful.

10 The last time we did a survey for the
11 town was through the Communications Committee,
12 and it was Vision for Greenport, and we did
13 have someone stand up in the public reporting
14 of that, saying that their mother-in-law took
15 the survey multiple times. And I don't know to
16 what end.

17 So, yes, there are people that are
18 going to do silly things, but hopefully the
19 platform I've chosen mitigates that to some
20 degree.

21 CHAIR HAMMES: Shawn?

22 MEMBER BUCHANAN: No, that's it. I
23 think it will be really interesting. I'm
24 excited about this and I appreciate all the
25 work that you've put into this, and for all

1 the openness to -- it's exciting.

2 MEMBER TALERMAN: Yes, I'm excited to have
3 this kind of information that we can share, to
4 make our decisions, we can share with the Board of
5 Trustees, the Zoning Board, the Historic Board and
6 so that we can represent the community as opposed
7 to pass judgment.

8 CHAIR HAMMES: Yes, I would just say,
9 everybody watching the tapes, we don't have much
10 public in here, we have some, but that we really
11 want people to take this as your opportunity to
12 speak on these issues. People complain all the
13 time they are not heard, and we are trying to do
14 the hearing up front before we start presenting
15 actual suggestions.

16 A lot of these topics in here have
17 been going around for years, and, you know, I
18 think we are all kind of tired of the Board of
19 Trustees thinking about something and then
20 somebody comes out of the woodwork against it
21 or has this issue and that issue. And that
22 still could potentially happen, but we would
23 like to hear it now so that we don't do a
24 whole bunch of work that doesn't make a lot of
25 sense, right?

1 So, if you are watching this tape,
2 please fill out the survey, please get your
3 friends to fill out the survey. But do it only
4 once. And if you have an issue finding the
5 survey, stop by Village Hall and they can help
6 you, there are cards with QR code and/or
7 frankly e-mail the Planning Board and we can
8 send you the link, so.

9 MEMBER CREEDON: The QR codes are on
10 the Village website also.

11 MEMBER TALERMAN: There's the QR code
12 on the website, there was, there's this link
13 that you can type that in, it's easy to
14 remember, if anybody is watching wants the
15 link, I'll say it verbally, it's
16 BIT.LY/4JGZAND. That's it. BIT.LY/4JGZAND.

17 MEMBER CREEDON: Easy to remember.

18 CHAIR HAMMES: And, thank you to
19 everybody on the Board for their help. All of
20 you guys have been great in supporting us.
21 It's greatly appreciated.

22 All right, the next order of business.
23 So this is the first time we'll be discussing
24 this, and there is a lot to this. So let me
25 kind of frame this.

1 The next order of business is a
2 discussion among the Planning Board members in
3 respect of the Town of Southold proposed land
4 use and Zoning Code amendments.

5 As people may or may not be aware,
6 hopefully everybody is aware by now, the Town
7 of Southold is undergoing a comprehensive
8 redraft of their Zoning Code. And there is a
9 draft that is out there, they've been having a
10 series of public meetings. The one for the
11 Greenport hamlet, which is also known as
12 greater Greenport, depending on what you want
13 to call it, or Greenport West, is being held
14 on the 25th, next Wednesday, at Peconic
15 Landing, I believe, at 6:30, I believe, 6:00,
16 6:30. If you go, there is a website that's
17 called Southold Zoning Update, you can find it
18 that way. I encourage people attend that
19 meeting. I believe that feedback is due
20 relatively quickly on this. And I think they
21 may be extending that in some way.

22 But in any event, I know that the
23 Board of Trustees is eventually going to have
24 a discussion on this. But I thought given it
25 also fell within the planning area that it may

1 be worthwhile for the Planning Board to take a
2 look at those.

3 And so the idea is to kind of really
4 focus, obviously the zoning code applies to
5 all of the Town of Southold, and as residents
6 out here we care about that, but the part I
7 think that as the Planning Board we should be
8 really most focused on is really the Greenport
9 West or Greater Greenport area and adjacent
10 areas that have a much more direct impact on
11 us, depending on the uses in those areas.

12 So I kind of wanted to put out a few
13 key concerns that I think we all need to think
14 about as we work through this. And when you
15 are looking at it, there is first the question
16 of a lot of the Village on the outskirts is
17 residential in nature, so there is the
18 compatibility of proposed adjacent areas with
19 Greenport village residential areas. And that
20 means looking at those zoning districts that
21 are outside of the village but that apply to
22 residential districts in the village and how
23 compatible or transitional the land uses are.
24 So that's one area to look at.

25 The next is kind of the

1 appropriateness of the proposed uses for the
2 zones. And there you want to kind of look at,
3 similar to what we done in our code, you have
4 permitted uses, in Southold instead of having
5 conditional uses they have special exceptions,
6 but it's the same idea, and accessory uses.
7 And whether those uses seem appropriate or too
8 intense, and if they seem too intense, is
9 there another zoning district that might make
10 more sense for a particular piece of property.

11 Traffic and infrastructure impacts, I
12 think are a big one for the village to be
13 looking at. As we all know, seeing it today,
14 first day of summer, traffic in and out of the
15 village is tough. We have truck traffic, we
16 have congestion, we have spill-over parking
17 issues. So we are looking again at the
18 proposed zones that are adjacent to the
19 Village and what that potentially might impact
20 in terms of traffic flow.

21 Impacts on local economy. Hopefully,
22 frankly, I think this is the BID, something
23 the BID should be taking a serious interest in
24 as well, if I was the BID, because a number of
25 the areas that are adjacent to the Village are

1 zoned either in some form or another as
2 commercial or marine industry-type uses. And
3 so you want to look at those, you want to
4 consider the potential economic impacts of
5 businesses located outside of the Village on
6 businesses that are within the Village.

7 I mean, there's a longterm discussion
8 about the area in particular up at the
9 blinking light, which there was a housing and
10 an office project proposed for a few years
11 back. That's so transitional, there's a lot
12 that can go in up there, I think that's
13 changed somewhat, I'm still working through
14 all the changes myself, but that's versus an
15 area where I think if they put a strip mall,
16 I'm not sure that the businesses in downtown
17 Greenport would be really happy. And so
18 hopefully the BID is also looking at this and
19 is thinking about participating.

20 And then, you know, again, I don't
21 think we are looking at this in any respect in
22 terms of walking development per se, we just
23 want to make sure that there is the correct
24 types of development going on that interface
25 with the Village.

1 So that's kind of an overview at least
2 how I'm looking at this. I'm still kind of
3 getting my arms around it. There's a lot here,
4 I've been trying to do kind of lists -- if I
5 can borrow this, it's much better than mine --
6 I haven't been focused so much on the
7 residential areas that are in greater
8 Greenport, but I've been looking at the M-2
9 districts, the R-L, which is I believe resort.
10 There is a lot of resort areas, there's
11 commercial businesses, there's transition. And
12 so those are the ones at least that I have
13 been looking at. And as I said, I'm still kind
14 of working through my thoughts on this. I
15 think this is an the initial opportunity for
16 all of us to talk about this.

17 So I thought we can just kind of work
18 our way down the row and see what people's
19 initial thoughts are, to the extent they've
20 had a chance to take a look at this at this
21 point, or if they have thoughts about any
22 specific items they think we should be focused
23 on or concerned about.

24 So maybe, Shawn, I'll start with you.

25 MEMBER BUCHANAN: Sure. So, full

1 transparency, I picked this up a little late
2 this week, mid-week, and I have not had a ton
3 of time to spend on it.

4 But one of the questions I was curious
5 beyond these open sessions is, is there an
6 opportunity where we could come together in a
7 smaller group with their Board and come to a
8 better understanding. I don't know if that's
9 something they would do or we could do, or if
10 that's even legal. But I think some of it
11 could be helpful just in sort of thinking how
12 we are navigating this as neighbors.

13 CHAIR HAMMES: Well, this is all being
14 handled by their Planning Department and I
15 think their view is the outreach they're doing
16 is the outreach that they're doing. I
17 suspect they are not going to want to --
18 they've had a whole bunch of these sessions
19 including with the businesses and things like
20 that.

21 We can think about it, you know,
22 there's a special Board meeting next week,
23 Board of Trustees and Southold Town Council,
24 so that might be a valid point to raise at
25 that meeting as to whether or not there is an

1 ability for us to meet or some subset of us to
2 meet, or Heather can come and speak to that.

3 MR. STOLAR: Technically, since there
4 is nothing that you would be approving, you
5 can meet as a group, you could meet as a full
6 Board if you wanted to, as outsiders that are,
7 that have nothing to do with it, but don't
8 relate to your specific jurisdiction. But you
9 can get together as a group, as a Board,
10 discuss non-village items, and it's not called
11 a meeting.

12 CHAIR HAMMES: So, it's worth raising.
13 Again, my sense is that they are juggling a
14 lot over there, and I'm not sure we'll need
15 the full Board. But I will put it kind of on
16 my radar screen.

17 MR. STOLAR: Sure.

18 CHAIR HAMMES: Okay, Frances?

19 MEMBER WALTON: In addition to the
20 items that you've outlined, or perhaps related
21 in some cases, one of the things that comes to
22 mind is that there are entryways, that this
23 impacts the entryways into the village, the
24 gateways into the Village, and so I think we
25 should, and again, I also cannot completely

1 wrap my brain around all of the changes that
2 they are making, some of which are name
3 changes, some of which are more substantive
4 changes with respect to zones, and what
5 implications that has for us as a village.

6 But certainly, as you pointed out, you
7 know, the gateway into the Village from the
8 North Road, was an issue a few years ago. The
9 gateway into the Village on 25 is something
10 that they actually specifically mentioned.

11 So that was top of my, for me, in
12 terms of -- and they are looking at signage
13 and they are looking at buffering and
14 landscaping and things like that, and all of
15 which could have an impact as people come into
16 the Village, you know, give them an impression
17 of the Village.

18 Another one that came to mind that was
19 not, I don't think was included in your list,
20 was the focus on coastal resiliency and what
21 impact, what they're thinking and doing and
22 will be doing in that respect as information
23 and potentially guidance for us, but also what
24 impact that may have on the village waterfront
25 and coastal access.

1 CHAIR HAMMES: So just on that point, I
2 have to go back and look, but I think they are
3 somewhat punting on that, is my understanding.

4 MEMBER WALTON: I think they are, too,
5 but it is part of, they do mention is one of
6 the items that will be addressed later on. I
7 feel strongly that we as a village need to
8 address it sooner rather than later because I
9 have witnessed firsthand municipalities that
10 build out, you know, infrastructure along the
11 waterfront just to tear it up a few years
12 later because they have to put in coastal
13 resiliency or coastal hardening. And we, as a
14 village, don't want that to happen. And which
15 is in large part why, or I think significant
16 part of why we have been stressing with the
17 Trustees that we need an update, sooner rather
18 than later.

19 Again, it doesn't make sense to do a
20 lot of infrastructure work if it's going to
21 need to be changed, based on those types of
22 issues. In anticipation of instead of reaction
23 to.

24 So those were two items, in addition,
25 sewer, and also any potential impact on sewer,

1 I'm not sure if that was on your list or not.

2 CHAIR HAMMES: I didn't mention it
3 before, but it's on my list.

4 MEMBER WALTON: Okay. And I'll leave it
5 at that.

6 CHAIR HAMMES: I think on the sewer
7 point, before I move down to Elizabeth, I mean
8 you have to look at, just taking a step back,
9 I mean, we are not going to be in a position
10 where we can say, well, yes, that should be
11 zoned Marine Two, but we don't like these
12 uses.

13 So what we really need to look at is
14 is this appropriate zoning. The zoning
15 district applies to the full Town of Southold.
16 And so they are not going to tailor it to a
17 specific piece of property, right?

18 But I think, when I think about the
19 sewer, because there are areas adjacent that
20 hook into Greenport sewer, the perfect
21 example, I believe the KOA campground is
22 attached to the Village sewage system.

23 And as we all know, the KOA campground
24 is no longer a KOA campground, it is now the
25 North Fork Cottages and RV park. And they are

1 now selling the cottages up there. And
2 obviously that results in greater use of the
3 sewer than what was originally anticipated.
4 And we have other issues with our sewer, but
5 it's my understanding there is capacity in the
6 sewers subject to infrastructure challenges
7 with it, but at some point the Village Board
8 will have to make some judgment calls about
9 how they want to allocate that relief capacity
10 and whether it should support housing and the
11 like, and this was a big topic about the
12 transitional zone and the like.

13 Another example is I don't think you
14 are going to change the zoning of the Marine
15 Two, but you need to look at that, because if
16 you look at what we did with working
17 waterfront, we took certain uses out, because
18 we really wanted to retain our working
19 waterfront.

20 The Marine Two District for the Town
21 of Southold I believe has some fairly
22 expansive provisions relating to yacht clubs
23 and even restaurants.

24 So that's just, again I don't know if
25 I want to change the zoning or change the

1 uses, but it's something to think about. And
2 to look at the other zones and see is this the
3 right placement for that, are those, or is
4 there some place that might better.

5 Again, I don't think we're going to
6 create a new zone, I don't think we'll have
7 much impact on the uses for a particular zone.
8 But really looking as to whether or not the
9 piece of property seems to fit within the
10 proposed zone itself.

11 And a number of these, by the way,
12 they just change the name largely, and so
13 that's an uphill battle to some extent, too.
14 But I think it's a worthwhile exercise, so we
15 all understand, because I do believe people
16 tend to think that is Southold, this is
17 Greenport, and never the twain shall meet. And
18 the thing is what happens around the Village,
19 how it impacts the village, and vice versa.

20 MEMBER WALTON: There was one other
21 thing that I wanted to mention. And this is
22 also one that they are punting on, which is
23 the Historic Preservation Overlay District.

24 So, something for us to be still
25 asking questions about and watching out for as

1 that could impact our thinking as to what we
2 do in the Village.

3 CHAIR HAMMES: Liz, I'll turn it over
4 to you.

5 MEMBER TALERMAN: I don't have much to
6 add other than what has been said. I, in full
7 disclosure, live in proximity to the
8 transitional space off of the North Road, and
9 am vehemently opposed to that being
10 potentially commercial. That, across the way,
11 which is limited business, depends on which
12 map you're looking at and limited business is
13 smack dab in the middle of a residential area.
14 And why that is not zoned for residential, I
15 just don't understand it.

16 It seems like it was spot-zoned to
17 accommodate development at one point.

18 Yes, and so, anyway, it is
19 nerve-wracking to me because everything else
20 sort of, other than the marinas that cut down
21 towards Norman Klipp beach, is heavily,
22 heavily residential. So.

23 CHAIR HAMMES: I mean, I would argue
24 that area should have been zoned Hamlet
25 Residential. But that's one of the areas I'm

1 very focused on. I'm also focused on even into
2 the Village on the west side, because I think
3 that there's expanded use for hotels and the
4 like there, which I'm not sure I'm against,
5 but you need to think it through.

6 For instance, in the Village now,
7 hotels are a conditional use. So we can review
8 them on a case-by-case basis. And again -- I
9 don't have things written on my hand -- to the
10 extent a hotel is a permitted use, for
11 instance, means much less ability to kind of
12 make sure that it really makes sense at the
13 time.

14 So these are just, I think, so we all
15 just need to kind of do more thinking about
16 this and keep thinking about it. This was kind
17 of, again, an initial conversation.

18 Dan, I don't know if you have anything
19 you want to add?

20 MEMBER CREEDON: Not much. The areas
21 around the Village I think are largely
22 wetlands or, are they marked already? And I do
23 share the same concern with that parcel at the
24 corner of 48 and 25.

25 And the other one which not adjacent

1 to a corporate, but it is in the entryway I
2 think to the Village on the North Road, and
3 that's a parcel that has a sign up, on the
4 southwest corner of Albertson and 48, County
5 Road, and I think, forget if it's 56 acres
6 subdivided or 56 units, but it's those two
7 parcels, both on the North Road, neither one
8 adjacent to the Village, but at the two of the
9 three entryways into the Village.

10 So I'm concerned with those parcels
11 along 25. I don't know that there is a lot of
12 things. That's all knew.

13 CHAIR HAMMES: You can always tear
14 things down. But, yes.

15 MEMBER CREEDON: You can.

16 CHAIR HAMMES: All right, well I would
17 just encourage people to think about it, as I
18 work through it, they send some stuff around
19 for us to talk about at the next meeting. I
20 plan on raising at the Board meeting next week
21 with the Board of Trustees, the question of
22 what their plan is, if any, of addressing this
23 with the Town of Southold. And I will pass on
24 any response I get on that at that time.

25 MEMBER TALERMAN: Question. While we

1 are a Planning Board, we are also residents,
2 and so is there any issue in our commenting or
3 do we have to disclose?

4 MR. STOLAR: If you are commenting as a
5 Board member, as authorized by the Board, you
6 have to identify that you are doing so. If
7 not, you are appearing just as a resident.

8 CHAIR HAMMES: There is on the Southold
9 Zoning update website, there is the ability to
10 submit comments. If I hear what you are
11 talking about. And so as I understand your
12 question to be, if you as a resident are
13 concerned about a particular thing, whether or
14 not you can you support that without
15 disclosing that you are a member of the
16 Planning Board, the answer is yes, because you
17 are doing that in your personal capacity.

18 MEMBER TALERMAN: Fantastic.

19 CHAIR HAMMES: The next item up is
20 Business -- well, one last pitch, if you are
21 around please go to the meeting on the 25th at
22 Peconic Landing.

23 And then the next item of business is
24 an opportunity for anyone in the public to
25 address the Planning Board in respect of any

1 other planning or zoning matters in the
2 Village more generally.

3 Does anyone wish to speak at this
4 time?

5 (No response).

6 CHAIR HAMMES: Before I make a motion
7 to adjourn, do any Planning Board members have
8 any other business they wish to raise for
9 discussion at this time?

10 MEMBER BUCHANAN: I did have a
11 question, because as I was reviewing the
12 entertainment permits versus the mass assembly
13 permits, I noticed -- what I was thinking was
14 the Trustees a little bit, and it seems to be
15 there are more mass public assembly permits
16 coming up, and uses in the parks and things.
17 And looking at the process that the businesses
18 have to go through for entertainment permits,
19 and one of the lines in that talks about if
20 you are using any sort of amplification
21 device, it can't be in the direction, facing
22 the direction of residences.

23 There are multiple parks within this
24 space where that is impossible. And there are
25 applicants who, their applications are going

1 through, without that being addressed, even
2 with that being --

3 CHAIR HAMMES: This provision you are
4 talking about is in the mass assembly charter?

5 MEMBER BUCHANAN: Yes, in the mass
6 assembly. Because it doesn't exist in there.
7 And when I brought it up at the last meeting
8 with the Trustees, it just seems to be that it
9 was, maybe just an oversight. But not
10 necessarily thinking about this sort of thing,
11 how to manage it, but my question is with the
12 number of these coming up, and I would have to
13 go back and look at the entertainment permits,
14 I don't remember if that says that whether you
15 are having somebody, if you're having
16 entertainment one day or 365 days. I think
17 either way you are supposed to have the
18 entertainment permit, right?

19 CHAIR HAMMES: I mean, there are some
20 exceptions to the entertainment permit.

21 MEMBER BUCHANAN: So I guess just in
22 general, if this is something that is coming
23 up, is this something that we should be
24 handling both? Is this something we should be
25 looking at? Is it fair to be having

1 businesses in the C-R, which is the way I read
2 it, primarily, versus, you know, anybody off
3 the street, if they get approved, can they do
4 anything without limitation?

5 And I guess I just want to make sure
6 when we are making applicants do sound
7 studies, to, you know, appease neighbors. And
8 then, you know, things like that, that we're
9 just, it's consistent. I don't know if anyone
10 has any thoughts on that.

11 CHAIR HAMMES: I think mass assembly
12 permits, my understanding, is those are for a
13 specific event, whereas the entertainment
14 permit is good for two years, and frankly you
15 come in the first time and as long as nothing
16 changes, it gets renewed, and it's a mechanism
17 for the Village to control noise.

18 The mass assembly permit is for
19 one-off events, and those are usually handled
20 by the Board. And the Board handles it in
21 Southold as well.

22 And, I mean, so if there is something
23 specific you want to propose for this Board to
24 consider, then we'll go propose it to the
25 Board of Trustees, and give it all those

1 chapters that have recently been replaced, I
2 doubt there will be much appetite, although I
3 do believe there is potentially going to be
4 some amendments to the mass assembly permit in
5 Chapter, I think Lilly had that, I don't know
6 if they got to it the other night, because the
7 rest of the meeting was not made available
8 online. But only the first part is available
9 online right now. Or at least as of this
10 afternoon. So I don't know if that came up at
11 the meeting, but.

12 MEMBER BUCHANAN: There was a question
13 about that, and there was the -- but, I don't
14 know, I left around I think 9:45.

15 CHAIR HAMMES: Yes, there was only two
16 hours ten minutes of the meeting before they
17 went into executive session.

18 MEMBER BUCHANAN: Yes. But I think
19 there are some that are annual, there are
20 things that are more than just one day. So, I
21 guess in general it's just understanding and
22 making sure that if we are requiring this of
23 businesses for certain things, that we have
24 some consistencies across-the-board. Because,
25 you know, maybe nobody else feels this way,

1 but I don't know.

2 MEMBER CREEDON: I'm more inclined to
3 agree with what Tricia presented, as the
4 one-off versus permit use, whatever day you
5 feel like it. "Feel like it" sound flippant.
6 I don't mean to say "feel like it." Whatever
7 day business is open, I believe they are
8 permitted to. It's a lot of days, probably
9 several days a week for most places. And often
10 times perhaps most business owners are not
11 residents. And I'm guessing that the people
12 took care of the mass assembly permits,
13 probably neighbors.

14 CHAIR HAMMES: Not not always

15 MEMBER CREEDON: Not always?

16 CHAIR HAMMES: I think having -- I
17 mean, I don't have the mass assembly permit
18 section here. But whether or not, there was a
19 lot of work done on that last year by the code
20 committee, and there were a lot of things
21 added to that that were not in there, but
22 whether or not those things are being followed
23 through by the Board of Trustees, I can't
24 speak to, but I know it was modeled after
25 other mass permits that apply.

1 I would say my personal view on the
2 mass assemblies, is I don't actually think
3 that there are that many more than prior
4 years. That still begs the question whether
5 the standards and analysis are being applied
6 or not. And I think that's one of the reasons
7 why there are maybe some changes being made
8 because I think they recognize there may be
9 some things in there they may want to
10 actually, which is counter to what you would
11 want, potentially, but loosen up.

12 So, I personally think that the Board
13 of Trustees needs to do its job in the mass
14 assembly permit, as well as, you know, sound,
15 and I believe there is some mention of the
16 entertainment permit in there but again, I
17 have not looked at it in a while.

18 And since it was just redone, and the
19 Board had discussions about it, and they've
20 had discussions about it over a couple of
21 months, I'm not sure they proposed any
22 wholesale changes to it. I most certainly do
23 not want to be in the business of approving
24 mass assembly permits. I mean, we are not
25 actually in the business of approving

1 entertainment permits, so.

2 MEMBER BUCHANAN: Right.

3 MEMBER CREEDON: Would I be correct in
4 assuming anybody who requires a mass assembly
5 permit, even though there is nothing, I'm not
6 looking at the permit, I haven't looked at the
7 permit, but just based on the conversation we
8 just had, they would still be subject to the
9 noise limits.

10 CHAIR HAMMES: Yes, they are. I mean,
11 there is one example of two years ago where
12 the Board did turn down an application for a
13 mass assembly permit for a block party on the
14 basis it would be too disruptive for the
15 neighborhood. So they are supposed to be doing
16 that analysis when they grant them. But I
17 think that's the judgment of the Board.

18 MEMBER BUCHANAN: I remember it.

19 CHAIR HAMMES: It it was Frances'
20 fault.

21 (Participants laughing).

22 MEMBER WALTON: I was not the
23 applicant, but yes, it was my block.

24 But I think, Shawn, if I understand
25 you, you're saying that we should, or

1 somebody, not certainly the Planning Board,
2 because I tend to agree that those should not
3 come to the Planning Board. But you are
4 saying are there provisions in one --

5 MEMBER BUCHANAN: Yes, that could make
6 sense in the other, based on, like for me what
7 I'm not understanding is you can't have
8 amplification 360 to your entertainment
9 permit, but if you are anybody off the street
10 you can have 360 with basically whatever you
11 want, facing residential. And it's just a
12 question. And is it an unfair disadvantage to
13 the business community or is it, I don't know,
14 maybe it's not. But it's a question based on
15 some conversations that we have been having,
16 not people here, but specifically in my
17 neighborhood. But it's just a question.

18 MEMBER WALTON: So you're just looking
19 for sort of consistency --

20 MEMBER BUCHANAN: Consistency of
21 process, right.

22 MEMBER WALTON: And, I guess, one of
23 the factors that might make them less, not
24 completely consistent, is the fact that the
25 entertainment permit, as we said, is an

1 ongoing thing versus a one-time or. But I
2 guess the question is if they are going to
3 amend that, are there provisions in one that
4 should be in the other. It's a fair question.

5 MEMBER BUCHANAN: That's all.

6 CHAIR HAMMES: Anything from anybody
7 else?

8 (No response).

9 CHAIR HAMMES: Okay, motion to adjourn
10 the meeting. Is there a second? .

11 MEMBER WALTON: Second.

12 CHAIR HAMMES: All in favor?

13 (ALL AYES).

14 Motion carries. Thank you everybody.

15 (The time noted is 4:55 p.m.)

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