

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK : STATE OF NEW YORK

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4 PLANNING BOARD

5 WORK SESSION, PUBLIC HEARINGS & REGULAR MEETING

6 -----x

7 August 15, 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 IAN R. CONNETT, ESQ. - Board Counsel

25

1 CHAIRWOMAN HAMMES: Good afternoon.

2 Thank you, for joining us. This is the
3 scheduled work session and regular meeting of
4 the Village of Greenport's Planning Board for
5 Friday, August 15th, 2025. It is now 4:01 PM,
6 and I hereby call this meeting to order.

7 This is a public meeting. While we
8 have no public hearings or specific applications
9 before us today, we do have several important
10 planning and zoning topics to discuss as part of
11 our ongoing review of the Village of Greenport
12 code and related matters.

13 This work builds on several months of
14 discussions and community outreach, including
15 the recently completed Planning Board survey,
16 and is intended to help shape thoughtful,
17 long-term updates to our zoning code and related
18 policies.

19 Before we begin, I want to be clear
20 about the Planning Board's role here. In
21 reviewing and commenting on zoning and planning
22 matters, we function as an advisory body. We do
23 not make final decisions on code changes or
24 policies, and we are not an enforcement agency.

25 Code Enforcement is the responsibility

1 of the Village and the Building Department.
2 Questions of code interpretation and application
3 also rest with those bodies, and in some
4 instances with the Zoning Board of Appeals.

5 We have heard significant public
6 concern about enforcement, and we'll continue to
7 stress in any recommendations to the Board of
8 Trustees that effective enforcement is critical
9 to the quality of life of the Village residents
10 and to the success of any policy objectives
11 adopted through the code.

12 Everything that is discussed here today
13 will still require a legal review and ultimately
14 consideration by the Board of Trustees, which
15 alone has the authority to adopt, amend or
16 reject proposals for amendments to our code.

17 If the Trustees choose to move forward
18 with any recommendations we make, there will be
19 additional public hearings and opportunities for
20 comment.

21 Our goal today is to continue public
22 discussions and develop concepts for the
23 Trustees to consider as part of a broader Zoning
24 and Planning review. These concepts are intended
25 to start the conversation, recognizing that the

1 details will likely change based on Trustee
2 review and further public input. We should not
3 let the perfect be the enemy of the good at this
4 point. Our role is to help move the discussion
5 forward.

6 There will be several opportunities for
7 members of the public to address the Board this
8 afternoon. While doing so, please speak to the
9 topic at hand, state your name and address for
10 the record and, if applicable, note any business
11 affiliations in the Village or the Town of
12 Southold.

13 Please remember to be respectful and to
14 address all comments to the Board, not to other
15 members of the public.

16 With that, let's begin.

17 The first order of business today is a
18 motion to accept and approve the Minutes of June
19 20th, 2025 Planning Board work session, public
20 hearings and regular meeting.

21 Do I have a second?

22 MEMBER WALTON: Second.

23 CHAIRWOMAN HAMMES: All in favor?

24 (ALL AYES) .

25 All ayes, motion carries.

1 Moving on. Today we are going to now
2 discuss two preliminary framework documents and
3 proposed amendments to the Village Code relating
4 to housing and vacancy concerns.

5 We have heard loud and clear that the
6 community views housing and the condition of
7 vacant properties as two of the most pressing
8 issues in Greenport. That be that, has helped us
9 identify some key policy objectives, like
10 supporting more year-round housing for residents,
11 keeping our commercial area active and vibrant,
12 encouraging re-use of existing buildings before
13 new construction, protecting neighborhood
14 character, and making property owners take
15 responsibility for the upkeep of their buildings.

16 The first topic we're going to open up
17 for public comment relates to housing
18 opportunities in the Village.

19 The proposed framework amendments on
20 housing were posted as part of our agenda. They
21 are available online on the Village website under
22 the Planning Board agenda section, for anybody
23 that cares to review it.

24 These focus on both policies and
25 possible amendments relating to potential

1 multi-residential building development in the C-R
2 District, meaning the Retail Commercial District,
3 as well as accessory dwelling units and
4 multi-family or multi-residential homes and
5 properties in the residential zones.

6 For clarification sake, when we speak
7 about multi-residential or multi-family, we are
8 referring to buildings or properties that
9 potentially contain three or more dwelling units.

10 The Board will also be discussing a
11 draft amendment to the code which was referred to
12 us by the Village Board of Trustees for input
13 pursuant to Section 150.33 relating to
14 multi-residential housing in the C-R District.

15 At this time I'm going to go ahead and
16 open it up to anyone from the public who might
17 wish to address the Board on the topic of housing
18 and those related matters that were mentioned.

19 If you care to speak, please come to the
20 podium and speak at this time. Try to keep your
21 points limited to these matters. There will be
22 opportunities to speak on other items a little bit
23 later.

24 Anyone?

25 I see the Chair of our Housing Committee

1 is here.

2 MS. GORDON: Dinni Gordon, 152 6th
3 Street, Greenport.

4 There are so many things to say that
5 it's very hard to really say anything very
6 meaningful, I think, at this point, from the
7 public's standpoint.

8 But I do want to say that I think this
9 overall plan looks very, very promising, and I'm
10 very glad that there is going to be a lengthy
11 period of discussion which will involve more
12 than the 25 or 30 people that ar here. That's a
13 joke for the people who are watching. Sorry.

14 But I just wanted to say there is a
15 sense that I have in reading this that the aim,
16 which is I think the right aim for the beginning
17 of this process, is to deal with housing, not
18 necessarily affordable housing. Which is sort of
19 my mandate.

20 But I also think that, you know, you
21 say one of the, you have a list of the
22 challenges, and last item on the challenge is
23 problems of supply and demand.

24 And I just think that that should be
25 very, very foremost in what you are thinking

1 about as you go through the details of this. And
2 of course the demand, I mean, if we address the
3 demand to increase the amount of housing, we
4 won't necessarily be addressing the supply
5 problem. And this very day I had a conversation
6 with somebody who is renting in the Village who
7 supplies a very, very important function in one
8 of our major institutions, who talked about his
9 worries that his rent would soon be raised.

10 And I thought, oh, here's another one
11 of these situations where what we are talking
12 about is, what we should be talking about is of
13 course, the need for housing in general, but the
14 need for housing that fits this, as it's
15 sometimes called, missing middle of people we
16 want to keep here. And who need something that
17 you would call workforce housing or affordable
18 housing. I can't say much more than that.

19 By the way, I think also to get to the
20 C-R, the residents in residential uses in the
21 C-R District, I think it's absolutely crucial,
22 and in fact this person might be just thrilled
23 to be in such a situation where he could rent in
24 the C-R District and contribute to the
25 walkability of our Village. Thanks.

1 CHAIRWOMAN HAMMES: Thank you, Dinni.

2 Anyone else?

3 MS. KOURIS: Nancy Kouris, President of
4 the Business Improvement District and owner of
5 to Blue Duck bakery, 130 Front Street,
6 Greenport.

7 You know, obviously the Business
8 Improvement District is about business in
9 downtown, but also we are, the business district
10 includes residents. And housing, I think, is one
11 of our initiatives also, because as business
12 owners we have a problem of finding workforce.
13 People have to travel far. I think a lot of
14 businesses do hire locally, and try and do the
15 best we can, however, you know, in August we
16 lost all our college kids. So it becomes, the
17 last two weeks of August into September, I'm
18 going to say until Columbus Day, is difficult.

19 So housing, and I agree with Dinni, you
20 know, we have to look at housing as a
21 multi-faceted issue. It's not just affordable
22 housing, but it is workforce housing and it is
23 market-rate housing.

24 Because the market-rate housing will
25 allow people who have much more available funds

1 to use our village businesses. They have much
2 more ability to -- they have much more income.
3 So we don't want to forget market housing. It
4 has to be part of it.

5 But obviously affordable housing, I
6 would say, is probably our number one priority.
7 Workforce would definitely be second, if not
8 tied with first. But let's not forget market
9 rate because we do need people to be able to use
10 our businesses and contribute. Sometimes
11 workforce house and affordable, they don't have
12 that income that they can spend. So as far as
13 the business district comes, we need a good
14 combination of all three.

15 Being on the, I hate to bring this up,
16 I really do, being on the Riverhead BID, this
17 was an issue that came up many, many times,
18 especially when the building of the Riverhead
19 lofts, and now they are getting ready to build
20 another 174 apartments, and we certainly don't
21 want that here in Greenport. We are not looking
22 for five-story buildings, obviously. We want to
23 stay within the height limit.

24 But it is a problem all over Long
25 Island, and all over the nation. So we want to

1 keep downtown vibrant. We want to make sure that
2 we can be a year-round village and not so
3 seasonal. But that is going to take housing.
4 It's no way. We need more housing.

5 You know, the pandemic led to a lot of
6 second homeowners. In my own block, I live in
7 Aquebogue, on either side of me are second
8 homeowners. So for the whole winter I have two
9 large houses that are empty. So a lot of that
10 has transferred into Greenport. So we really
11 need that housing.

12 So even though the BID always looks
13 like we are looking out for business, we are
14 looking out for everyone, because it does
15 include everyone. Thank you.

16 CHAIRWOMAN HAMMES: Anyone else in the
17 audience?

18 (No response).

19 CHAIRWOMAN HAMMES: All right, I just
20 want to make a couple of comments, then I'll
21 kind of go down the row starting with Frances
22 and ask the Board's thoughts and input.

23 We'll talk about the amendment after
24 the chart.

25 On the affordability, that is not

1 something that is specifically dealt with in
2 this chart. It's identified. And I think the
3 reason for that is affordability requires a lot
4 of resources within the Village to administer
5 that type of a program in terms of monitoring
6 people's income levels, because you meet,
7 generally, affordability, you match, you know,
8 120% of the AMI to rent and it can't be more
9 than 30% of somebody's income, and it's a
10 difficult thing for a larger community
11 sometimes, and there is a lot of literature out
12 there right now, too, that says, focusing too
13 much on saying we are only supporting
14 affordable, which I think kind of feeds a little
15 bit into what Nancy was saying, often times does
16 not result in what you want.

17 So the initial target or goal here, the
18 thinking was if we can increase availability,
19 that should put some pressure on market rents,
20 right, at some level, hopefully. So if you, so
21 if the Village enacts some kind of common sense
22 legislation eventually about short-term rentals,
23 and some of that gets released out a little bit,
24 whether it's the single-family or the
25 two-family, and if you put more things out there

1 and you make those, that new housing have to be
2 year-round, that's what the construct is in this
3 document. It's not, you would have to either be
4 an owner, in which case it would not have to
5 necessarily be year-round, but you would have to
6 be the owner of the building or the apartment or
7 the ADU, or you would have to have a 12-month
8 lease, basically. And it would have to be your
9 domicile.

10 So we are not trying to create more
11 second-home opportunities. That is clearly not
12 what we are looking to do.

13 I think that there are a lot of next
14 steps that we should take, but I think we have
15 to start somewhere, and I think, I have been
16 involved in these conversations now dating back
17 five years, and we have not made any inroads in
18 changes in the code that would really support
19 additional housing.

20 A lot of what you said, Nancy, is not
21 something the Village alone is going to be able
22 do address. You were at the meeting on Monday,
23 there's areas outside in greater Greenport that
24 would really, I think, help support that missing
25 middle housing, as we call it. But I know Dinni

1 and her group were working, I was at meeting,
2 their housing meeting this week, and they are
3 working hard to figure out how to leverage into
4 the town as well.

5 So those are kind of my comments. I
6 spend so much time on thinking about housing and
7 noodling over it. I don't really, I mean I
8 think what is on that chart reflects where my
9 thinking is right now.

10 So I think, Frances, maybe I'll turn it
11 to you to comment or whatever you give, any
12 remarks.

13 MEMBER WALTON: Sure. Well, I want to
14 re-emphasize, to start, a point that you made in
15 your opening, which is that these are suggested or
16 first steps that we think that there are issues
17 that may need to be solved or addressed in
18 sequence as opposed to all at the same time. By
19 taking certain actions initially, it may help
20 formulate the right policies down the road for
21 some of the other issues such as workforce
22 housing, which I personally feel is critically
23 important.

24 We don't have it really addressed in the
25 first steps in the proposed framework but it is

1 absolutely included in the possible future
2 additional items, and it's perhaps not in those
3 first steps because for exactly the reason I was
4 trying to articulate, which is it may be better
5 addressed in the next steps, after certain initial
6 items are addressed.

7 So I just want to emphasize the fact
8 that even if we have something as proposed future
9 item, it doesn't mean that we don't think it's
10 important or critical to the process. It may have
11 more to do with addressing or fixing certain piece
12 first and then tackling other pieces second.

13 So workforce housing, I think is a very
14 important issue for the community, and year-round
15 community. And as part of that seasonal housing
16 that because we do have a certain number of
17 seasonal workers, that the number of seasonal
18 workers increases during peak season. And that is
19 tougher to address within the framework of trying
20 to encourage year-round support to the business
21 community as well as to the vitality of the
22 community as a whole. But doesn't mean it's not
23 important.

24 Affordability is a thorny issue, also.
25 It means different things to different people and

1 it means capital A, Affordability, is perhaps
2 different than how you might refer to it in the
3 sense of can my kid afford to buy this house. So
4 it becomes a difficult issue to tackle, again,
5 until you've dealt with some of the initial
6 factors such as encouraging the housing, the
7 availability as our Housing chair was saying ADUs
8 supply and demand, if you address the
9 availability, create more apartments along Front
10 Street, or the commercial district, you may start
11 to impact the economics of that housing.

12 Again, it doesn't mean that
13 affordability isn't critically important, but we
14 have to be mindful when we use that terminology as
15 to whether we are talking about affordability
16 standards or whether we are talking about that
17 middle group and making sure that housing as it
18 was referred to it as the missing middle or the --
19 so, again, very important. I wouldn't want anyone
20 to misconstrue, you know, our recognition of the
21 importance of the importance of that issue.

22 Our survey results clearly indicated
23 strong support for housing in the Commercial
24 Retail district, second-story, third, or a little
25 less for third story, but clearly very supportive

1 of that. And that seems like a very
2 straightforward action that the Village should
3 think about prioritizing.

4 ADUs I think becomes a little more
5 complicated because there are more variations on
6 the theme, but also important. Something that we
7 have included in, you know, the first-step code
8 changes relates to maintaining the look and feel
9 and character of the Village, which as liaison to
10 HPC, is important for me to keep in mind in
11 thinking about these things as well.

12 But it's also I think critically
13 important to the attraction of the Village, to
14 both tourists as well as people, residents in the
15 surrounding communities, the look and feel of the
16 Village continues to be important to maintain.

17 And as much as tourism is viewed
18 differently by different people, again, it is very
19 important to our economic base.

20 CHAIRWOMAN HAMMES: I would just add to
21 that, Frances, the character standard provisions
22 in here are really in here to try to address the
23 concerns that were around third floors and ADUs
24 and how that might impact the character of our
25 Village. To go back to the point that you raised

1 previously.

2 MEMBER WALTON: Thank you, for adding
3 that, because that was what I had in my head but
4 didn't fully articulate. But clearly, if you, as
5 was already referenced by one of our speakers,
6 public speakers at that, if you start building
7 five-story buildings on Front Street or Main
8 Street, it's going to change the look and feel of
9 the Village. So, thank you, for adding that.

10 I'm going to stop there. There is a lot
11 here, I could go on in more detail, but I'll stop
12 there and give others a chance to --

13 CHAIRWOMAN HAMMES: But overall is any
14 there anything in here that you have specific
15 concerns about in terms of forwarding this on to
16 the Board of Trustees at this time?

17 MEMBER WALTON: No, I'm supportive of it,
18 I've reviewed it multiple times. I think the ADU
19 discussion gets, as I mentioned already, more
20 complicated because there are so many different
21 variations on the theme. But it doesn't mean that
22 it's not important to progress it to the next
23 steps.

24 CHAIRWOMAN HAMMES: Elizabeth?

25 MEMBER TALERMAN: First of all, I want to

1 thank you for creating something that was easy to
2 understand of a very complex and
3 emotionally-charged topic. And certainly a hot
4 button in the Village right now.

5 And I'm going to start, Dinni, with what
6 you said was the very last challenge, which is
7 supply. And I'm going to take a very pragmatic
8 attitude about supply.

9 Unless we increase supply, we don't have
10 any solution to our housing problem. Full stop. Do
11 I want to see a village that's got condo
12 complexes? No. But I want to be really clear, we
13 can restrict ourselves into quaintness, to death.
14 To the death of supply. So no, we shouldn't go no
15 holds barred. But we have to be think really
16 carefully about not strangling our ability to
17 increase that supply. I think there are a number
18 of thoughtful approaches. I think almost 100% of
19 this document was something again, like Frances, I
20 read it several times, and I am in agreement with
21 all, or I would say most of it. But I'm going to
22 take something from our joint Planning
23 Board/Housing Committee meeting that really woke
24 me up. And it was when, Dinni, you and your
25 committee shared with us that when there are more

1 restrictions on ADUs, the programs tend to yield
2 less supply than when there are fewer restrictions
3 on ADUs.

4 And at first I thought but I don't want
5 super-density in any neighborhood and, you know,
6 what kind of incentive is that. And then I
7 thought, no, we've got to follow the evidence.

8 I also think that ADUs are a longer-term
9 game, not in terms of approving them, but in terms
10 of how they produce supply.

11 So an ADU today may be developed so that
12 someone's caregiver or caretaker can take care of
13 them in their home. But tomorrow that may be the
14 affordable surge workforce housing that we need.

15 So there are a few points inside of ADUs
16 where we've got some tighter recommendations, and
17 I wonder if those should be a little bit looser.

18 That's all I've got.

19 CHAIRWOMAN HAMMES: Thank you,
20 Elizabeth. You know, ADUs is, those are tough
21 conversations, and this was an attempt to kind
22 of go down middle ground and be in a position
23 where we were kind of as user friendly as I
24 thought this community might possibly be willing
25 to be at this point.

1 I just read an article yesterday, I
2 think I sent it to you, Dinni, I'm not sure,
3 that was talking about I think in California and
4 how notwithstanding what California has tried to
5 do to encourage ADUs that has not been overly
6 successful. And part of has been I think the
7 restrictions that have been put on it. And I
8 think it would be a difficult sell, for
9 instance, in this community to say we're going
10 to allow new construction of ADUs without
11 somebody looking at it. But I think if we made
12 kind of the parameters as clear as possible, and
13 it's really more of a character check to make
14 sure no one is putting the Taj Mahal in their
15 backyard, it should work.

16 I think, you know, well, let Dan talk
17 and then I'll probably have a couple more
18 comments to make on the topic.

19 So, Dan, why don't you go ahead with
20 your thoughts.

21 MEMBER CREEDON: I don't know if it would
22 be on all of this, but --

23 CHAIRWOMAN HAMMES: Well, on housing, is
24 all we're talking about.

25 MEMBER CREEDON: I understand. And I

1 didn't really plan on saying much, but having had
2 the benefit of hearing other people it charged a
3 response in me. So this may not be particularly
4 coherent or fluent, but I've written some notes.
5 And I certainly don't mean to sound aggressive or
6 confrontational in any way, but I heard a few
7 points that I think are interesting.

8 One is that we need to address the
9 supply of housing and not just -- supply of
10 housing for market rate rentals and not just for
11 workforce. And, you know, it seems apparent that
12 we need those people to come in here and buy some
13 of these second homes, people who have money to
14 spend in the businesses.

15 But the reason it seems to me, and I'm
16 not a businessman, so I don't know all the
17 challenges, but the reason it seems to me that we
18 don't have necessarily people with the money to
19 spend is because our businesses, not just in
20 Greenport, but nationwide, we have minimum wages.
21 And I don't know what goes on in other nations,
22 but businesses are reluctant or unable to pay
23 employees living wages, and then those people
24 don't have money to spend in town. And I know it's
25 not particular to Greenport. It's a nationwide

1 issue. And I don't see how we can really address
2 that. And I mean I've heard that our kids can't buy
3 houses here. Mine can't. But they want to inherit,
4 when I die, they really don't want me to sell. And
5 I have no intention of selling. They are pretty
6 plain about it. They are out of town now, but they
7 see all these other people with second homes in
8 Greenport, and they grew up in one and why can't
9 they have it.

10 And at that point they won't be
11 workforce people in Greenport, they won't have
12 kids in the school, they'll be second homeowners.
13 And I don't want no vilify that either.

14 And I think also that we should keep in
15 mind, and I guess I'm cognizant of this from my
16 prior service outside the Village, when people buy
17 a second home or a vacation home, and they don't
18 have kids in the school, any of us who writes the
19 check for the property tax knows that two-thirds
20 of our property tax bill goes to the school. And
21 when you don't have children in the school, you
22 are subsidizing it for everybody else. And even
23 though, and I'm very grateful to those people, to
24 all my neighbors, my taxes are lower. All of our
25 taxes are lower living in Greenport than they

1 would be if we have to pay the full rate for the
2 school and all of the second homes were not there.
3 And that doesn't count as a pay raise, but it puts
4 more money in all of our pockets to spend in town.

5 So I think it's important not to vilify
6 these people who purchase second homes, or to even
7 necessarily discourage it. I think it's an
8 important part of our economy.

9 I probably have more to say, but maybe
10 I'll -- maybe I'll leave it there.

11 CHAIRWOMAN HAMMES: I don't think that
12 the goal of this piece of paper in anyway is to
13 discourage second homeowners. I think frankly
14 there is absolutely nothing we could do to
15 discourage second homeowners if we wanted to.

16 So, well, I think of one or two things.
17 We can do what Rhode Island did, and enact a
18 millionaires tax on second homes. But anyway,
19 that's a New York state question.

20 I appreciate the concerns and the
21 thought. I think you're raising some
22 macro-economic concerns that a lot of people
23 have. And I think, look, this is, having spent
24 so much time thinking about this issue and other
25 issues, and the downtown situation and having

1 been here since the downtown really started to
2 become vibrant, you know, I got my first second
3 home here. I was initially a second homeowner,
4 when the Frisky Oyster opened up. So kind of I
5 think really the beginning of the, a lot of the
6 businesses that are here now.

7 But I've seen in that time less and
8 less people are here in the off season because
9 there's more and more second homeowners, and the
10 businesses have become more and more reliant on
11 the tourism traffic in the summertime, and I
12 feel like we are in this vicious cycle that we
13 can't seem to get out of. And part of these
14 discussions are important because of that,
15 because --

16 MEMBER CREEDON: We would not have second
17 homeowners if primary residents, who have been
18 here for a long time, didn't sell their houses.

19 CHAIRWOMAN HAMMES: I understand. Look,
20 there's three houses around me that have sold in
21 the last couple of years, that were long-term,
22 longtime Greenport families, and they decided to
23 cash out because the cost of living was too high
24 and they could get the money for their houses.
25 But that's not something this Board is going to

1 solve. I don't even think that's something the
2 Board of Trustees will be able to solve.

3 Anyway, all right, I think that's
4 enough discussion about this framework amendment
5 for now.

6 The plan on this, and I'll talk about
7 this a little bit toward the end, but my
8 thinking on all this is that we are going to
9 talk about this in the vacancy amendments today
10 and then I'm hopeful that our September meeting
11 we are going to be talking about some other
12 amendments relating to the commercial retail
13 district, in particular in issues that have come
14 up over the last two years as we have been
15 living with the amendments that are intended to
16 hopefully address some of the concerns that
17 we've struggled with around definitions, around
18 uses, around permanent versus conditional uses,
19 and around parking and also around the site plan
20 process.

21 And so what I would like to do is have
22 those discussions at that meeting hopefully, and
23 then hopefully at the end of that meeting, you
24 know, people can say they are kind of thumbs up
25 at least with moving the full package to the

1 Board by the end of September.

2 So this is not the last time to speak
3 on these, but I'm not going on necessarily talk
4 about them again at the September meeting unless
5 people have specific issues or concerns.

6 MEMBER WALTON: May I just add one
7 comment before we move on.

8 Just to the point that Elizabeth raised
9 on struggling with the feedback that we received
10 relating to restrictions on ADUs. I've struggled
11 with that as well because I'm in support of the
12 ADUs, but simply increasing the number of ADUs
13 without any restriction may not address
14 affordability of housing.

15 So it seems to me there needs to be some
16 restriction that will at least ensure that we are
17 accomplishing in increasing the number of ADUs,
18 accomplishing what we want to accomplish in terms
19 of providing additional housing that is
20 affordable, without necessarily referring to the
21 HUD definition of affordability.

22 MEMBER TALERMAN: Yes, and this is where
23 I was thinking about can we look at that as an
24 immediate, or do we have to look at the longer
25 timeframe where someone may not lease that out

1 for, let's say all the -- were there conditions
2 for full-time versus part-time and making sure
3 they are not short-term rental. I have not done
4 enough research to know, and have not had more
5 conversations with Yan and Dinni and Nicki about
6 what happens. Does the supply, you increase it in
7 year one, start to create affordable housing in
8 year one or year five or, you know, what city has,
9 you know, Seattle or Portland or any of the west
10 coast cities where you hear about sheds being
11 converted, do they have stats.

12 CHAIRWOMAN HAMMES: I think what the
13 struggle is, is when people talk about
14 affordable housing they are generally talking
15 about the 120% AMI or the 80% AMI, and a lot
16 of -- that to me I just don't see us getting
17 there right now. But I do think if you say this
18 has to be 12-month housing, that there is a
19 limited, I mean does that de facto create
20 housing for people that are either living here
21 and then rent their house out because they live
22 in, or they bring somebody in and is taking care
23 of them, which de facto increases
24 whole-year-round living.

25 But I'm looking at it more as we need

1 housing and we need housing for people that live
2 here. And that is the first step. And then the
3 next step after that is you look at it and you
4 say, hey, this still isn't getting us where we
5 need and we still have too many people who can't
6 even afford that because it's only being used
7 for your caretaker and you are subsidizing it,
8 but you haven't rented it out on a market term
9 that would be affordable. And we need to go to
10 the next step on that.

11 I mean, it's kind of the baby steps
12 because if we don't start somewhere -- well, I
13 won't be having this conversation because then
14 I'll eventually just be done with all of this.

15 (Members laughing).

16 MEMBER CREEDON: Is there anything then
17 that would stop somebody from renting to a retired
18 person, or --

19 CHAIRWOMAN HAMMES: No, not right now.

20 MEMBER CREEDON: Or making it more --

21 CHAIRWOMAN HAMMES: Not in this draft.

22 MEMBER CREEDON: Okay. Can I address
23 ADUs briefly?

24 CHAIRWOMAN HAMMES: Yes, sure.

25 MEMBER CREEDON: In principal, I don't

1 object to ADUs, but I object to a number of, maybe
2 most of the, and I know they are just suggestions
3 for start conversation, but if I look at my
4 neighborhood, everybody could build an ADU, and
5 some already garages et cetera. Except for me
6 because my property is too small. So I'll have
7 them all around me. So I don't know that that is
8 fair if that were to become a provision.

9 I also remember, this is my own personal
10 opinion, I think it would be better to require an
11 expansion of housing by having people add
12 apartments on to their existing dwelling than
13 turning garages and sheds into --

14 CHAIRWOMAN HAMMES: Three quarters of
15 the Village can already do that and one of the
16 proposals in here is to make the rest of it able
17 to do that, so.

18 MEMBER CREEDON: I understand some of
19 that. But I'm just voicing some of my objections
20 to what --

21 CHAIRWOMAN HAMMES: That's fine. I just
22 want to be clear.

23 MEMBER CREEDON: (Continuing) to what is
24 in there, because with minimum lot sizes and
25 setbacks --

1 CHAIRWOMAN HAMMES: But as I mentioned
2 to you, minimum lot size is the Village's
3 minimum lot size. And the other proposals in
4 there are actually loosening the restrictions,
5 right, and making it easy.

6 MEMBER CREEDON: I'm not saying that I
7 disagree with things you've said, I'm saying
8 that there's some particular things written in
9 this, I don't know if I should call this a
10 proposal or it's a basis for discussion, that
11 I'm not fully on board right now with everything
12 it says in here.

13 Although I do support the idea of
14 allowing people to provide additional housing,
15 I'm just not sure --

16 CHAIRWOMAN HAMMES: I think that's fair.
17 I think the point is though we've got to start
18 somewhere and frankly unless we want to spend
19 months and months at this table going line by
20 line, which I don't think gets us very far
21 because it still has to go to the Board of
22 Trustees who will have to give feedback, and
23 eventually have hearings.

24 You know, again, if there is something
25 specific that you think is just really wrong

1 from a bigger picture viewpoint, not from a I'm
2 looking at my neighbors, but from a big picture
3 viewpoint, that is something we can discuss.
4 But otherwise I think, I'll say this again
5 later, but I think we have to just need to start
6 moving the stuff to the Trustees so they can
7 start -- they are the ones that will have to
8 make the hard decisions. We're not.

9 MEMBER CREEDON: I guess the big picture
10 depends on looking at the picture, and we can
11 leave that discussion for another day.

12 CHAIRWOMAN HAMMES: All right, then
13 maybe we'll move on to the next topic, which is
14 Proposed Amendments which is Section 150-1 and
15 150-18 of the Village Code, which was referred
16 to us by the Board of Trustees on July 25th,
17 2025.

18 This relates somewhat to some of the
19 things we've been discussing.

20 This amendments are narrowly drafted to
21 correct a cross-reference and to clarify that
22 multi-residential buildings, those with more
23 than two apartments, are permitted in the C-R
24 District.

25 The proposal stems from a recent

1 Building Department notice of denial in respect
2 of the site plan application in the C-R
3 District, which determined that the use variance
4 was necessary for more than two apartment units
5 in a single building.

6 As I understand it, this notice of
7 denial is based, built on an incorrect
8 cross-reference in the code as well as a prior
9 Zoning Board of Appeals interpretation from a
10 number of years ago, relating to the use of
11 buildings in the C-R District for
12 multi-residential purposes, which specifically
13 found that they were not eligible to be
14 multi-residential buildings.

15 Let me start by saying that I believe
16 it was the intent of prior code amendments to
17 allow multi-family residential buildings in the
18 C-R District, and from that limited standpoint
19 the proposed fix makes sense.

20 However, because this change is being
21 advanced in the context of the specific pending
22 application, I am concerned that it is being
23 rushed through and risks functioning as spot
24 zoning.

25 The issues the amendments are intended

1 to address were all raised in questions related
2 to code interpretation matters and policies by
3 this very Board to the Village last year as part
4 of our review of the presubmission process of
5 this application, for the relevant site plan
6 application, before our final application was at
7 hand.

8 The issues that are being raised now
9 could have been addressed by the Village last
10 year had it chosen to focus on those issues and
11 questions related to code at that time. It
12 failed to do so and is only now reacting after
13 an official notice of denial has been issued for
14 that application.

15 Over the past several months this
16 Board, as we just did, has been engaged in a
17 comprehensive review of the zoning code,
18 including extensive community outreach with a
19 particular focus on multi-family in the C-R
20 District, a topic which we just discussed.

21 That review is aimed at supporting and
22 promoting that creation of year-round
23 residential units in the commercial and has
24 identified several areas where the current code
25 does not fully align with that policy objective.

1 It also been guided by some of the
2 interpretation issues that the Board has
3 previously raised with the Village.

4 As part of the Planning Board's review,
5 we have been working to identify code
6 inconsistencies and other hurdles to key zoning
7 and planning objectives of the Village.

8 Among these issues with respect to this
9 very point, we've identified the following
10 issues in the code:

11 One: The current code on this
12 particular provision does not permit owner
13 occupancy. It only permits a 12-month lease. It
14 only contemplates rental leases.

15 Two: While a 12-month lease is
16 required, this alone does not ensure year-round
17 occupancy. There is no domicile requirement for
18 tenants. Units can still be used seasonally or
19 as pied-a-terres, which does not meet the
20 community's housing goals.

21 Three: Our code currently does not
22 allow for a third floor in the C-R without a
23 variance.

24 A third floor for residential use is
25 important. We have discussed allowing three

1 floors as-of-right for apartments to encourage
2 the creation of additional full-time housing
3 opportunities in the downtown core, subjected to
4 character review as part of the site plan
5 review.

6 Finally, the current code prohibits the
7 use of any accessory structures in the downtown
8 district for residential purposes unless that
9 use was in existence prior to the 2023 code
10 amendments.

11 I am aware of at least one accessory
12 unit which was not being used at that time,
13 although it was in existence and had previously
14 a long time ago been used, I believe, as Fabiat
15 Inn (sic), where the owner is seeking to
16 renovate it and use it as an owner housing, they
17 would be prohibited under the code as currently
18 drafted.

19 I don't believe any of that is in
20 anybody's best interest.

21 The framework amendments we have been
22 developing are designed to address these and all
23 the related issues comprehensively. Best
24 practice would suggest that rather than adopting
25 piecemeal changes, the Village Board of Trustees

1 should consider all these interconnected issues
2 together to ensure the amendments are
3 consistent, coordinated and effective in meeting
4 community objectives.

5 Addressing the cross-reference problem
6 in isolation, especially in response to a single
7 application, risks bypassing this private policy
8 work and can lead to unintended consequences.

9 I personally am of the view that given
10 the time and context, the Village Board should
11 defer action on the proposed amendments until
12 our full set of recommendations is present so
13 that the C-R District's housing framework can be
14 updated in a thoughtful, consistent and
15 community-informed manner.

16 And as I previously mentioned I
17 anticipate that we will have those framework
18 amendments to the Board by the end of September,
19 at the latest.

20 So those are my views on this
21 amendment. I'm going to open it up to Board
22 discussion at this time. I'll start with you,
23 actually, Elizabeth.

24 MEMBER TALERMAN: I appreciate, while I
25 think it's important to move with alacrity on

1 planning issues, especially when it relates to
2 buildings that are in the downtown commercial
3 district, to make sure we have as much vibrancy as
4 possible.

5 I do think this process should slow, be
6 more thoughtful and comprehensive. We've
7 identified a number of interconnected issues for
8 us to consider, and spot zoning only opens the
9 door to more strife and more difficulty and more
10 bickering, whether that happens in a meeting or on
11 Facebook or anywhere else.

12 We have a few really important
13 properties in this town, all ready to be enhanced
14 so that we can increase housing, and spot zoning,
15 for one, is going on require all sorts of
16 exceptions for another and another. And that's
17 just a recipe for disaster.

18 So that's a long-winded way of saying
19 I'm in agreement with what we shared.

20 CHAIRWOMAN HAMMES: Dan?

21 MEMBER CREEDON: I don't have anything
22 other than to say I agree that the appearance of
23 impropriety is important to avoid and even if it's
24 not spot zoning or it resembles spot zoning, and
25 care should be taken to address that.

1 CHAIRWOMAN HAMMES: Frances?

2 MEMBER WALTON: It's a tough one, because
3 I would like to see projects move forward in the
4 Village in a timely manner, and believe this
5 particular project has met a number of obstacles
6 along the way.

7 Having said that, I am concerned that by
8 acting on this one provision that was brought to
9 light with respect to a specific project, would
10 open the Village, it makes the Village vulnerable
11 and potentially open it up to the possibility of
12 liability, or accusations, at minimum, of
13 favoritism or unfair, unequal treatment.

14 I don't think that is the intent here,
15 but it's, I think I'm sort of saying the same
16 thing, that it makes us vulnerable and makes the
17 Village vulnerable by taking action in one place
18 and not looking at it from a more holistic
19 perspective. So, that is also a concern of mine.

20 CHAIRWOMAN HAMMES: I mean, my concern
21 also is that while that would fix the
22 multi-residential question, I believe the
23 property in question, at least one of the
24 apartments is owner-occupied, which clearly
25 doesn't meet our code right now.

1 The property is also proposing a third
2 floor which, which would require a variance
3 whereas the code provisions of this Board is
4 proposing we fix that problem.

5 So I think, I personally think that if
6 the Village Board of Trustees wants to move
7 quickly, they could easily pull out that section
8 of the framework amendment, and get that done on
9 a fast-track basis, which would address
10 holistically the issues that we are talking
11 about.

12 So I guess, based on this conversation,
13 we have been told we have 45 days to respond,
14 which I think is right after our next meeting.
15 I would propose that I go ahead and draft a
16 letter in response and, from the Board on this,
17 summarizing kind of this conversation, and
18 highlighting some of the other issues we think
19 need to be addressed, and also another round,
20 hopefully raise comment for September, if that
21 works.

22 All right, moving on to the next topic.
23 We are now going to have a discussion on vacancies
24 in the Village, both residential and commercial.

25 I know this is an issue that generates a

1 lot of frustration. Many of us walk past the same
2 empty storefronts, unused buildings or unoccupied
3 homes, and we all wish something can be done to
4 bring them back to life.

5 The Planning Board survey clearly
6 identified this as a major item of concern for
7 both village residences and businesses.

8 Before we get into opening it up to the
9 public, and also discussion by this Board, I want
10 to be a little bit clear on something here.

11 The proposal is what was posted, and
12 it's in the framework is for what's called a
13 vacancy registry. It is not a proposal for a
14 vacancy tax. These are two different things.

15 A vacancy tax is a revenue measure that
16 generally would require special New York state
17 authorization, and is designed to dis-incentivize
18 prolonged vacancy by imposing a tax on properties.

19 While there are several examples of
20 vacancy registries and codes that work to address
21 blighted properties in New York state, to the best
22 of my knowledge, after extensive research, no
23 municipality in New York state currently has a
24 general vacancy tax in effect. Although there
25 have been one or two proposals, including I

1 believe one currently in Albany, that would allow
2 New York city to adopt one.

3 A vacancy registry is more of an
4 administrative code enforcement tool. It's meant
5 to help us identify and track vacant properties,
6 make sure they are kept up to community standards,
7 and recover the actual costs of inspections and
8 enforcement through reasonable fees.

9 The goal usually is not to try and
10 directly affect the behavior of property owners or
11 act as a tax, but to rather give the Village the
12 ability to respond more effectively when a
13 building is allowed to fall into disrepair.

14 The amount of fees for a vacancy
15 registry generally need to be related to the cost
16 of administering the program.

17 In the US, vacancy registries are far
18 more common than vacancy taxes, likely because
19 they focus on maintenance and public safety rather
20 than trying to compel an owner to use the property
21 in a certain way, which touches directly on
22 private property rights.

23 In fact, some vacancy taxes in
24 California are currently not being enforced
25 because of constitutional concerns.

1 As a general manner, where a
2 municipality could enact a vacancy tax or
3 registry, these types of programs are most often
4 used by communities that are severely economically
5 distressed with high foreclosure rates and they
6 are typically aimed at properties that are truly
7 abandoned, poorly maintained, unsecured, or in
8 foreclosure, and sometimes, more often than not,
9 significant tax arrears.

10 I looked at a lot of these, more than I
11 ever thought I would.

12 They are generally designed not to cover
13 properties that are maintained and being actively
14 marketed as for lease or for sale, even if they
15 have been empty for a long time.

16 That's important for everybody to
17 understand here. Some of the properties that
18 people ask the most about, like the arcade, or the
19 former Sweet Indulgences building, might not end
20 up being captured under a typical vacancy registry
21 or tax.

22 They are generally have been kept up in
23 accordance with village maintenance standards and
24 are listed for sale or lease with reputable
25 brokers, even if the asking price is too high.

1 I realize that would probably be
2 disappointing for a lot of people to hear because
3 it means this tool is not going to be the quick
4 fix that everybody is looking for for every vacant
5 building in the Village.

6 But that doesn't mean a registry
7 wouldn't have value. It would give the Village
8 better contact information, it would help us
9 coordinate enforcement, and it very well might
10 create pressure on owners that truly neglect the
11 property to act.

12 By itself it's not going to force an
13 owner to sell or to redevelop a building, but it
14 may provide some incentive.

15 The proposed framework amendments for
16 the vacancy registry were posted in the Village
17 website, and I'm going to now open it up for
18 anybody from the public that would care to address
19 the Board on this topic.

20 Betsy, do you have anything to say about
21 vacancies? You don't have to. It's okay.

22 MS. GERTZ: Betsy Gertz, 218 Sixth
23 Street, and also a member of the Greenport Housing
24 Committee.

25 I just have a couple of questions, since

1 I'm not really that familiar with what you doing
2 with this. But do you have any idea how many
3 properties would be subject to something like this
4 at this point?

5 CHAIRWOMAN HAMMES: I do not.

6 MS. GERTZ: Okay. And if it does not
7 cover buildings like the arcade, that have empty
8 for years and years and years, by its emptiness
9 alone kind of creates a, you know, bad
10 situation, what really is the purpose?
11 Thank you.

12 CHAIRWOMAN HAMMES: I think -- I'm not
13 saying it couldn't capture the arcade. It all
14 comes down to the definitions you have and the
15 exemptions you have.

16 What I'll say is by far the
17 super-majority of vacancy registries, that I've
18 looked at codes for, in New York state and
19 elsewhere, including even I think Riverhead has
20 a blighted property code provision, which some
21 people call a vacancy tax, although that's not
22 with that provision in it. I'm not sure that the
23 arcade would fall in those programs.

24 But it doesn't mean that the Village
25 can't craft something that might capture it, but

1 I'm still not, well, I'm going to say what I
2 think at the end of all this, other than what
3 I've already said. I think I would like to just
4 open it up to the Board now to talk and then
5 I'll give kind of opinion at the end. I'll
6 start with Dan. Anything to say about vacancy
7 registries, Dan?

8 MEMBER CREEDON: Yes. I think you
9 touched on it already. Maybe it's the wording that
10 I find unfortunate. I think people who own
11 properties have a right not to use them. They
12 don't have a right not to maintain them. So I
13 agree with the idea of a blighted property
14 registry, however that would work out. But that
15 goes to safety and property values and things like
16 that.

17 But as was mentioned earlier, the arcade
18 building is maintained and in reasonable shape, so
19 too is the Sweet Indulgences.

20 There are a few houses around the
21 Village that I think they appear to be dangerous,
22 but I'm not a building inspector and I have not
23 gone onto the properties. But I would think it
24 would be wrongheaded to try and have a vacancy
25 registry rather than addressing a blighted

1 building registry.

2 CHAIRWOMAN HAMMES: Frances?

3 MEMBER WALTON: So I think that we have
4 recognized that a vacancy registry is not an ideal
5 solution to the challenge. The difficulty is
6 coming up with a better one, ways of incentivizing
7 property owners to lease or sell their properties
8 at more affordable rates, perhaps. It is not
9 within the power of the Board or the Village to do
10 that.

11 The Village has been blamed for, the
12 Village's regulations approaching those have been
13 blamed for vacancies in the Village. There really
14 has not been any discussion of rental rates or
15 sale prices and what role that might be playing in
16 those vacancies.

17 So while this may not be a particularly
18 elegant way of addressing the issue, it is a step
19 that we might take, that might help at least
20 identify, and not just on the commercial, but on
21 the residential level, where there are issues.

22 And so while it might not be the fix for
23 some of the larger projects that we all may think
24 of along Front or Main, it may be important from
25 an residential perspective to identify and monitor

1 and create a framework within which to monitor
2 properties both residential and commercial.

3 So I think it is a topic worth
4 discussing further and progressing further
5 consideration of the Trustees. Again, we
6 acknowledge this is not the be all and end all in
7 terms of fixing the problem. But even creating
8 that framework to address maintenance and security
9 issues, you know, it's critically important for
10 the neighbors surrounding an abandoned property at
11 the residential level, and for maintaining the
12 vitality of our commercial district as well.

13 MEMBER TALERMAN: There are a few things
14 I think that are important to make clear. And I'll
15 talk about vibrancy before I talk about vacancies.

16 In terms of vibrancy, and Tricia you
17 mentioned this at our last Planning Board meeting.

18 Somewhere between six and nine
19 businesses applied for permits to open or to
20 expand, none of which required Planning Board
21 approval, Zoning Board approval. They were all
22 using spaces to the intended end, and contribute
23 to the vibrancy. We have new business that opened
24 in Greenport this year, and that's fantastic.

25 There are macro-economic conditions

1 outside of our control. There are people that have
2 bought buildings that paid a lot of money for
3 them, and in order for their economic vibrancy,
4 need to charge rents that may not work for
5 businesses in the Village.

6 And the fact that they would rather sit
7 on the property than use it or make even part of
8 their investment back, is the part that is
9 confounding to me.

10 That's the sort of working against the
11 vibrancy that is upsetting. Because there is no
12 question that Sweet Indulgences, or the arcade, or
13 the ice house, or any number of properties could
14 be utilized in peak season, maybe not all
15 investments would be recouped, but a business
16 wouldn't have to be a 12-month business. Or we
17 could do something with these spaces to continue
18 for Greenport to be a thriving economic hub for
19 the whole area.

20 The vacancies are heartbreaking. It's
21 crummy to walk by a building that has a dusty
22 window, with a "for rent" sign. And you know full
23 well the owner doesn't want to rent that property.
24 Because that property is definitely sellable or
25 rentable. It is heartbreaking to see a whole

1 complex of equipment parked in it.

2 When I first started coming to
3 Greenport, I went to the farmers market in that
4 building. It was fun to see an industrial
5 building.

6 CHAIRWOMAN HAMMES: All the furniture
7 involved in that building. It's a clearing
8 house.

9 (Members laughing) .

10 MEMBER TALERMAN: I mean, so, a vacancy
11 registry is a step. Just like with housing. It
12 doesn't cure the problem. It's not going to
13 incentivize someone who is more interested in
14 collecting loss on a structure than collecting
15 anything on a structure. Or not incurring
16 capital gains tax or whatever. Maybe. But
17 registration of a property, a public record of a
18 property being willfully vacant, is a putting on
19 notice, if you will, and I don't think that's a
20 bad idea when a vacancy detracts from the
21 vibrancy and economic fortitude of the Village.

22 So everything in this suggested
23 amendment, I agree with. And the part that I
24 really would love to work with a number of
25 people on, whether it's the BID, or businesses

1 in general, is what are the creative incentives
2 that we can work through together, with the
3 building owners, that say we want to understand
4 what you need, we want you to understand what we
5 need, and we want to come up with some ideas
6 that allow some movement on this.

7 Nancy, I'm sorry, go ahead.

8 MS. KOURIS: Nancy Kouris, President of
9 the Business Improvement District and Blue Duck
10 Bakery and Cafe on Front Street, owner.

11 I have to go through -- I have a
12 question. Is there a, let's say, either
13 property or even commercial, is there like just
14 say a long-term vacant, something that is
15 long-term vacant, like you said, purposely
16 keeping it vacant, like does it go on the
17 registry after 90 days, or a month, or something
18 like that. I wasn't sure what the timeframe was.

19 And I will tell you this, that the BID
20 is working with the commercial vacancies right
21 now, obviously, and to try to encourage
22 year-round businesses to come into those
23 vacancies. We'll have more details probably in
24 September on it, because we do have a survey out
25 also, that we are going to compile that survey,

1 and we are working with someone that specializes
2 in filling vacancies in villages.

3 So again, I'll have more details, I'll
4 have more details on it, because we are very
5 concerned about vacancies, of course, in
6 downtown village, for a lot of reasons. I mean,
7 we have Maritime coming up and, you know, it's a
8 big decision here where they are going to put
9 vendors in front of business. And we're like
10 you've got vacancies. Put them in front of the
11 vacancies. You know, hide that.

12 I do like in that, I think if I read it
13 correctly, that especially commercial properties
14 that have vacant windows, they should have
15 something that is attractive in that window,
16 such as artwork, some kind of something that
17 isn't just, you know, brown paper or looking in
18 and seeing an empty store. Because that
19 definitely does not, it really looks like we are
20 having a problem.

21 And, you know, vacancies happen. They
22 do happen. But I do notice that some of the
23 vacancies are being taken. You know, they are
24 putting in their plans, so that's a good thing.
25 So the BID is working on it.

1 As far as residences, properties, like
2 that, I'll leave that up to you guys, but
3 obviously, if something has been vacant for a
4 long time, it is blight. It doesn't matter where
5 you are, you know, something just needs help,
6 and I think being on a registry is important.
7 Thank you:

8 CHAIRWOMAN HAMMES: Thank you, for
9 speaking.

10 I would just certainly back really to a
11 point you just made, Nancy. Thank you for
12 speaking and for the update on what the BID is
13 doing. That's really important.

14 And just so you know, this will come up
15 at our September meeting, but I asked Elizabeth
16 and Frances to kind of be the face of the Board
17 with the business community, given their
18 backgrounds. Frances has a background in
19 economic development, and Elizabeth, she's just
20 remarkably good at messaging.

21 But I wanted to circle up to the
22 residential because of something you said. Which
23 is funny, on my walk down here today, from my
24 house, I walked down a street and I walked by a
25 house, which is boarded up. It's been boarded

1 up for a long time now. It's been empty since
2 I've owned the house out here, which was in
3 2001. For a long time it was not boarded up. And
4 it's got a big sign on it that says "not allowed
5 for occupancy."

6 And it kind of hit me, um, you know
7 just like, oh, my God, that house has been
8 sitting there since 2000, probably long before
9 that. It's clearly not occupiable. The Village
10 made them put stuff over the windows, and now
11 it's got, you know, the sign on it that says it
12 isn't, and kind of like what, meaning like, why?

13 So while personally I think a lot of
14 good points are made, I'm personally not sure of
15 the benefits of the registry. But when I look
16 at that kind of situation, I think there has got
17 to be some benefit, right, you make people
18 focus.

19 And so I think that this is something
20 that is worth while moving forward to the Board
21 of Trustees to consider. I think related to that
22 is there probably needs to be some real
23 significant work done in looking at Chapters 53
24 and 90 of the code, which are not the zoning
25 chapters, but are the chapters that basically

1 govern unsafe buildings and maintenance
2 standards and the like. And I looked at them
3 briefly, as in the case of much of our code,
4 it's old and kind of cumbersome, and doesn't
5 really kind of reflect kind of best modern
6 practices.

7 But the corollary to that is the
8 Village also having enforcement, which takes us
9 back full circle to one of the things I said at
10 the very beginning, because we can have the best
11 code in the whole entire world, we can have a
12 vacancy registry, we can have all kinds of
13 things, but if we don't have the administration
14 to enforce in, we are not going to get there.
15 And right now we've got a very good, I think,
16 Building Inspector, but he's only here full time
17 a couple of days a week. And he's not really out
18 walking the community and seeing the stuff, I
19 don't believe.

20 So again, that is something that this
21 Board at least will continue to reinforce with
22 the Board of Trustees as to how important it is
23 to get that area within the Village all up and
24 running.

25 But I think based on this it sounds

1 like we are all kind of in agreement on at least
2 proposing that the Board consider this, and
3 handing it over to their table.

4 All right. Final topic for today's
5 meeting is an opportunity to address this Board
6 on any general planning and zoning matters you
7 wish to highlight, including the recent Planning
8 Board survey, the summary results that were
9 provided at our last meeting and is on the
10 Village website. As an FYI to the public,
11 Elizabeth has kindly agreed to do a recap of
12 that at the Board of Trustees regular meeting at
13 the end of September. Not at their work
14 session, but their meeting.

15 So if you missed that and you don't
16 want to watch it on tape, you'll have another
17 opportunity.

18 So at this point I would say if there
19 is anybody that wants to address the Board,
20 something that has to do with Planning and
21 Zoning matters, not enforcement, we would be
22 happy to hear from you.

23 Nobody is running. Anybody else?

24 (No response).

25 As always, I want to thank the members

1 of the public for participating in these
2 important discussions. Your input is invaluable
3 in helping us shape recommendations that will
4 hopefully keep our code and policies in zoning
5 and planning matters aligned with the community
6 needs, while preserving our small-town maritime
7 character.

8 I think the shared goal of everybody
9 here is a vibrant Greenport where those who wish
10 to remain here can, and newcomers who want to
11 contribute are welcome.

12 This means working to ensure housing
13 for year-round residents, and supporting a
14 dynamic business community that operates beyond
15 the summer season.

16 If we don't work to find solutions to
17 the challenges we are clearly facing as a
18 community, we risk a future where more homes sit
19 empty for much of the year, and our commercial
20 spaces remain either vacant or cycled through
21 seasonal business that are open for Summer,
22 closed in the Fall, and are replaced by another
23 short-lived venture the following year.

24 Over time, that means that we are
25 losing the people who make Greenport their home

1 year-round; the very neighbors who sustain our
2 school, volunteers for our fire department and
3 emergency services, serve on our local boards
4 and our local not-for-profits, and keep our
5 local civic life strong.

6 Without them, we lose the fabric of the
7 community and the character and the ability of
8 what makes Greenport such a unique and special
9 place.

10 As previously mentioned, we will
11 continue discussions on additional proposed code
12 amendments at our next meeting on September 5th,
13 that will be on a Friday, and we scheduled the
14 special meeting on Monday, September 8th, at the
15 Little Red Schoolhouse, which is going to be
16 dedicated to hearing directly from the business
17 community about their planning and zoning
18 concerns, and their vision for a year-round
19 thriving village, and ideas that we can all
20 hopefully work together in order to achieve
21 those types of goals.

22 In the meantime, if you have other
23 input that you to provide and you were not hear,
24 or even if you are here and you don't want to
25 get up and speak, please feel free to send any

1 comments or suggestions -- no foul language --
2 to the Planning Board, by e-mailing Mike. He
3 can be reached at MNOONE@GreenportVillage.org.

4 With that I make a motion to closing
5 this meeting. Do I have a second?

6 MEMBER WALTON: Second.

7 CHAIRWOMAN HAMMES: All those in favor?

8 (ALL AYES).

9 The motion carries. We are adjourned.

10 Thank you, everybody.

11 (The time noted is 6:17 p.m.)

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

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

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

9 THAT the within transcript is a true
10 record of the proceedings taken on August 15th, 2025.

11 I further certify that I am not related
12 either by blood or marriage, to any of the parties in
13 this action; and

14 THAT I am in no way interested in the
15 outcome of this matter.

16

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18

19

20 Wayne Galante

21 WAYNE GALANTE

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