

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK: STATE OF NEW YORK

3 -----x

4 PLANNING BOARD

5 WORK SESSION AND REGULAR MEETING

6 -----x

7 September 5, 2025

4:00 p.m.

8 Station One Firehouse

236 Third Street

9 Greenport, New York

10
11 B E F O R E:

12
13 PATRICIA HAMMES, CHAIRWOMAN

14 DANIEL CREEDON, MEMBER

15 FRANCES WALTON, MEMBER

16 ELIZABETH TALERMAN, MEMBER

17
18 ALSO PRESENT:

19
20 MICHAEL NOONE, BOARD CLERK

21 BRIAN STOLAR, ESQ., VILLAGE COUNSEL

22
23 D. Leigh Chapman

Court Reporter

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1 CHAIRWOMAN HAMMES: Good afternoon. Thank
2 you for joining us. This is the scheduled work
3 session and regular meeting of the Village of
4 Greenport Planning Board, September 5th, 2025.
5 It is now 4:00 p.m. and I would like to call
6 this meeting to order.

7 This is a public meeting. While we have
8 no hearings or applications before us today,
9 we'll be discussing several important zoning
10 and planning topics as part of ongoing review
11 of the Village Code. This work builds on
12 several months of discussion and outreach,
13 including the Planning Board Survey and is
14 aimed at shaping thoughtful long-term updates
15 to our zoning code.

16 Just to be clear about our role, the
17 Planning Board is an advisory body. We do not
18 adopt or enforce code. Enforcement rests with
19 the Village and the Building Department.
20 Question of interpretation are for the Village
21 and for the Zoning Board of Appeals.

22 Our task is to review issues, develop
23 concepts, and forward recommendations to the
24 Board of Trustees. Any ideas we discuss today
25 are starting points, not final products. They

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1 still require legal review, trustee
2 deliberation, and additional public hearings
3 before action can be taken. Our goal is to
4 move the conversation forward, not to dictate
5 code changes or to settle code changes or
6 differences of opinion on approaches to meet
7 policy objectives.

8 There will be opportunities for public
9 comment this afternoon. When speaking, please
10 state your name, address, and any business
11 affiliation in the Village or the Town of
12 Southold. We ask that remarks remain
13 respectful, on topic, and directed to the
14 Board.

15 The first item we're going to discuss
16 today is a followup discussion on draft
17 framework amendments to the Village's zoning
18 chapter on housing.

19 Based on feedback at our last meeting this
20 draft has been slightly adjusted. It now
21 includes a use covenant, meaning, if a property
22 takes advantage of less restrictive bulk
23 standards, it must commit to combine the use
24 and occupancy restrictions for 25 years binding
25 future owners.

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1 It promotes a slightly reduced size limits
2 for accessory dwelling units, clarifies the
3 ADA's main house caretakers, and sets different
4 onsite parking standards for properties that
5 might be used for short-term rentals.

6 On that last point, I note that I believe
7 the short-term rental law that's going to be
8 coming up for notice has a provision in it
9 related to parking for short-term rentals. So
10 the two will have to work in tandem and the one
11 that's in the housing draft will likely need to
12 be modified to reflect wherever the Village
13 Board ends up with respect to short-term
14 rentals.

15 It also offers more flexibility with
16 respect to bulk standards in the Residential
17 District and in connection with the conversion
18 of a single-family dwelling unit to a
19 two-family dwelling unit building.

20 I'm going to open this up to the Board --
21 well, yeah. I guess I'll open it first, even
22 though it's not on here, originally, this was
23 just going to be a Board discussion, but I will
24 open it up to anybody from the public that may
25 want to address the Board on the housing

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1 framework amendments.

2 Dinni, I know we got your letter, and I
3 have a draft response that we'll be sending
4 back to you.

5 MS. GORDON: I was thinking about reading
6 it, but you have it in the record.

7 CHAIRWOMAN HAMMES: Well, I'll make sure
8 it gets into the record. But, Mike, were you
9 copied on that letter?

10 CLERK: I was not.

11 CHAIRWOMAN HAMMES: Okay, I'll send it to
12 you.

13 MR. SALADINO: John Saladino, Sixth
14 Street.

15 I'm curious. You mentioned revised bulk
16 standards in both the Residential District and
17 I'm curious, where was that stuff discussed? I
18 come to these meetings.

19 CHAIRWOMAN HAMMES: It's in the framework
20 group and then posted on the website, both from
21 the last meeting and this meeting. And the
22 Board has all reviewed it and had the
23 opportunity at the last meeting to comment on
24 it.

25 MR. SALADINO: This Board discussed

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1 revised bulk standards?

2 CHAIRWOMAN HAMMES: We did discuss the
3 things that are in our framework amendments at
4 our last week, yes.

5 MR. SALADINO: You all remember? I don't
6 remember that. I was at your last meeting. I
7 don't remember that.

8 MEMBER TALERMAN: Yeah, we all reviewed
9 documents and then we had an opportunity to
10 address each other, and Patricia, specifically,
11 on issues. So I think more of what we
12 addressed probably had to do with ADUs, but
13 within the conversation on ADUs, we discussed
14 bulk standards, including Dan bringing up lots
15 of 7500 square feet and whether or not we would
16 be able to allow an ADU or a multifamily
17 dwelling plus an ADU. I think that's all in
18 the minutes.

19 CHAIRWOMAN HAMMES: Plus it's all in the
20 documents that were posted for which people
21 have the opportunity to raise any concerns that
22 they had.

23 MR. SALADINO: That's why I'm here. I'm
24 just kind of thinking that perhaps the Planning
25 Board, and you probably disagree because you

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1 printed out a 200-page manifest, that you
2 perhaps are overstepping your bounds by
3 discussing bulk standards and side yards and
4 setbacks.

5 CHAIRWOMAN HAMMES: It's going to be up to
6 the Board of Trustees what they decide they
7 want to do with it. Whether they want to go
8 forward or not. We were asked to come up with
9 suggestions to address some of the issues that
10 have come up in conversations, including things
11 that would allow more housing in the Village
12 and then would encourage other --

13 MR. SALADINO: And you had these
14 conversations that are in that draft with the
15 Village Board? That's what they asked you --

16 CHAIRWOMAN HAMMES: The Village Board, or
17 the Mayor and the Deputy Mayor asked us to do
18 this, yes, John. None of this is binding on
19 anybody. Let's be clear.

20 MR. SALADINO: I understand that. I
21 understand that, but when you put it out to the
22 public, when you put it on the website, it
23 makes it sound like these are the -- I'm just
24 kind of wondering where these thoughts and
25 ideas came from.

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1 You know, as a previous member of the Code
2 Committee, I kind of remember discussing some
3 of the stuff but never to the point where it
4 was, it was --

5 CHAIRWOMAN HAMMES: A lot of this came
6 from the Code Committee work, John, if you go
7 back and look at it. A lot of it, that's where
8 it came from.

9 MR. SALADINO: I attended every single
10 meeting. Every single one. Didn't miss one.
11 Didn't miss one, and some of the stuff that's
12 in this report, first of all, was never
13 discussed in the Code Committee, and in my mind
14 was never discussed with the public at your
15 meeting. I read this, and I was like, where
16 did it come from? And a casual conversation
17 among four members --

18 CHAIRWOMAN HAMMES: To be clear, John, it
19 reflects the input we've been receiving from
20 people. We were asked to come up with
21 suggestions. I suspect that none of this will
22 actually go anywhere in the way that it's
23 currently drafted, but it's the starting
24 conversation and it gives the Board of Trustees
25 something to work with and decide who they want

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1 to refer it to for more work. That likely may
2 mean that it's going back the some newly
3 created Code Committee. It may be coming back
4 here with direction that we want you to focus
5 on these things.

6 As we all know, the current Board of
7 Trustees has a lot on their plate. They don't
8 have the time to address some of the issues
9 that have come up, particularly that we're
10 fully aware of on this Board from having dealt
11 with the planning process for the past few
12 years and seeing the struggle with certain
13 applications that have, as well as some of the
14 conversation that have been taking place in the
15 public about housing. If you have a specific
16 concern with something in here that you want to
17 raise, that's fine. We're happy to listen to
18 you.

19 MR. SALADINO: I don't have the paper in
20 front of me.

21 CHAIRWOMAN HAMMES: And just one more
22 point. Go to your point about posting it, we
23 could not have posted it. That was the way the
24 Code Committee worked. Nobody saw what we were
25 doing except for the members on the Code

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1 Committee. I personally disagree with that
2 approach. I think the public needs to be aware
3 of what we're discussing. Let me finish, John.

4 MR. SALADINO: Every Code Committee
5 meeting was public.

6 CHAIRWOMAN HAMMES: But the documents were
7 not made public, John. The documents were
8 never posted.

9 MR. SALADINO: They were made available to
10 anyone that attended those meetings.

11 CHAIRWOMAN HAMMES: They were not. They
12 were not.

13 MR. SALADINO: Patricia, I said I cross
14 reviewed every one of those meetings.

15 CHAIRWOMAN HAMMES: They were not.
16 Occasionally, they were given to somebody that
17 asked, but mostly they were not. And we did
18 not, most of the time, take public comment in
19 those meetings. Those meetings were not taped.
20 There was no minutes of those meetings.

21 So, again, we are trying to be much more
22 open with the public about what is going on and
23 I think, frankly, than the Code Committee ever
24 was.

25 MR. SALADINO: Number one, I disagree.

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1 CHAIRWOMAN HAMMES: (Inaudible.)

2 MR. SALADINO: We both can disagree.

3 And, number two, I think to progress these
4 ideas as if it was a product of the Planning
5 Board, I'm just not seeing it. I'm just not
6 seeing that, that, I'm not seeing that. This
7 Board, in my opinion, is overstepping its
8 bounds when it comes to Chapter 150.

9 CHAIRWOMAN HAMMES: Well, you should maybe
10 take that up with the Board of Trustees then.

11 MR. SALADINO: But you told me the Board
12 of Trustees didn't order it.

13 CHAIRWOMAN HAMMES: The Mayor and the
14 Deputy Mayor are aware of what we're doing, and
15 they encouraged us to continue our work. So
16 you can take it up with the Board of Trustees
17 and --

18 MR. SALADINO: But it's not the Board of
19 Trustees. That's two members. That's not even
20 a quorum.

21 CHAIRWOMAN HAMMES: The Mayor acts as the
22 Chief Executive Officer of the Village, right?
23 If there was a planning department, he could
24 instruct the Planning Board --

25 MR. SALADINO: Is that what we're doing

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1 now? Semantics (inaudible) because he could,
2 in the future, be the entire Planning Board?

3 MEMBER TALERMAN: Let me ask, why do you
4 object to the Planning Board making nonbinding
5 recommendations for sharing concepts?

6 MR. SALADINO: Because when you share
7 concepts that aren't your purview when it comes
8 to some of the things, it goes out there as if
9 this is going to be the law of the land. It
10 goes out there as, well, the Planning Board
11 says it's okay to be eight feet from a property
12 line or whatever it is, four feet, whatever.
13 I think every statutory board should kind of
14 stay in its lane and HBC and Zoning and
15 Planning should stay in their lane.

16 MEMBER TALERMAN: And whose lane is this?

17 MR. SALADINO: Zoning, I think the Code
18 Committee. I think the Zoning Board of
19 Appeals. I don't think it's the Planning
20 Board's.

21 MEMBER TALERMAN: It's Code Committee is a
22 nonofficial --

23 MR. SALADINO: Only because the chairman
24 of the Code Committee right now chooses not to
25 have a Code Committee. We had a Code

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1 Committee. It was never disbanded. The
2 chairman of that Code Committee was relieved of
3 the duty. A new chairman was appointed, and
4 she chose not to have a Code Committee.

5 MEMBER TALERMAN: So I want to read
6 something that's on the bottom of every single
7 page.

8 MR. SALADINO: I'm sure it is, and I'm
9 sure I've read it.

10 MEMBER TALERMAN: I would like to read it
11 for the record.

12 MR. SALADINO: When I sit down, you can
13 read it for the record.

14 MEMBER TALERMAN: You're purporting that
15 we are mandating things from the public. You
16 just said that the public would take what we're
17 doing as a mandate, not as suggestions, advice
18 to other boards.

19 MR. SALADINO: Only because I've chaired,
20 personally, 150 public hearings. I've attended
21 hundreds of these meetings. I understand how
22 the public perceives what happens at that dais.
23 Whether it be the Zoning Board, whether it be
24 the HBC, or whether it be Planning or Village
25 Board. That's my perception of what the public

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1 understands of these meetings.

2 MEMBER TALERMAN: An opinion is different
3 from fact, and on the bottom of every single
4 page of these documents it says that we're
5 acting as an advisory body and these are
6 preliminary concepts. And I think it is not
7 fair to categorize the public as unaware or as
8 stupid or as misinterpreting what we're trying
9 to do here.

10 MR. SALADINO: I speak from experience. I
11 speak from experience. You talk, like -- I've
12 never said the public is stupid. I've never
13 said that. I've never said that they don't
14 understand the process here, but I do, as a
15 member of the public, whose been at a lot more
16 of these meetings than everybody up there,
17 together, understands what happens at these
18 meetings.

19 When you hear someone in authority say,
20 yeah, this is what we would like, or this is
21 how we see things should be.

22 It gets repeated, it gets repeated, and it
23 becomes, whether you want to admit it or not, a
24 recommendation. Not a concept as a
25 recommendation then there's no chance --

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1 listen, I'm kind of preaching to some people
2 that you have your work to do. You think you
3 did a good job. I'm not sure I agree with what
4 I've read there but so be it.

5 Again, let the public decide. Thank you.
6 Thanks for listening.

7 CHAIRWOMAN HAMMES: I would just say one
8 point, one additional point, John, which you're
9 welcome to respond after I finish.

10 The zoning chapter specifically requires
11 that any amendments to the zoning chapter get
12 referred to the Planning Board, not to the
13 Zoning Board. So it's pretty clear from the
14 perspective of the code that the Board that has
15 input on referrals by anything that's done, it
16 comes back to this Board, not to the Zoning
17 Board and it doesn't refer to a Code Committee
18 either, so --

19 MR. SALADINO: I didn't know this was
20 gonna be a debate. Patricia, we understand
21 what the code says. We understand your
22 mandate. We all understand that, but we all
23 understand past practice also. That you could
24 say, well, it comes back to us anyway. That
25 may be true, but it should never initiate with

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1 you. It shouldn't start with you. It should
2 go to --

3 CHAIRWOMAN HAMMES: I think Counsel, on
4 the very first day we started this, confirmed
5 that this was within our scope.

6 MR. SALADINO: How do I dispute Counsel
7 since I'm not a lawyer?

8 Thank you.

9 CHAIRWOMAN HAMMES: Anybody else care to
10 address us on the particular point? It's
11 supposed to be housing and not process.

12 MEMBER TALERMAN: I do want to read into
13 the record the footnote on every single page of
14 all of the documents that are being discussed
15 today.

16 In bold, "Preliminary draft - for
17 discussion purposes only."

18 And below that, "This document has been
19 prepared by the Village of Greenport Planning
20 Board as an advisory body. It reflects
21 preliminary concepts and recommendations for
22 potential code amendments. All content is
23 subject to review and revision based on input
24 from the Village Legal Counsel and the Board of
25 Trustees who retain sole authority to adopt,

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1 modify, or reject any proposed changes."

2 Thank you.

3 MEMBER WALTON: I would also just like to
4 point out that our Chair opened the meeting by
5 saying exactly those things, and the preamble
6 to each of the frameworks talks about it being
7 a first step, so I think our intent is pretty
8 clear.

9 MEMBER CREEDON: As long as we're throwing
10 our two cents in, which I thought we were gonna
11 do after the public spoke, personally, I object
12 to that footnote and I've said so. I largely
13 --

14 CHAIRWOMAN HAMMES: You object to the
15 first sentence is my understanding.

16 MEMBER CREEDON: I don't know if it was
17 the first or second sentence, but I objected,
18 yes. First sentence because I don't believe
19 that was prepared by us as a body.

20 I largely agree with comments made by
21 Mr. Saladino.

22 CHAIRWOMAN HAMMES: Duly noted.

23 MS. HARRIS: Betsy Harris, 218 Sixth
24 Street. Good afternoon. I'll be very brief.

25 I just have a comment on one small piece.

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1 I'm a member of the Housing Committee, and I
2 know you've received Dinni Gordon's letter. I
3 completely endorse that letter.

4 There is one provision in the Use and
5 Occupancy section that I think kind of
6 underlies a lot of what the rest of use in non
7 considered requirements. The code as it stands
8 now says, "Can only lease to persons intending
9 to maintain a full-time residence."

10 Your amendment now states you can only
11 lease to full-time residents who maintain a
12 domicile in the Village. My reading of that
13 leads me to believe that you have to already
14 live here to get a lease, and I would like to
15 know if that's the case or --

16 CHAIRWOMAN HAMMES: That was not the
17 intent.

18 MS. HARRIS: Okay. That's not the case,
19 you're saying?

20 CHAIRWOMAN HAMMES: That's not the intent.
21 The intent is once you move in that you're
22 domicile.

23 MEMBER TALERMAN: That's your primary
24 residence, taxable residence.

25 MS. HARRIS: That you're going to rent.

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1 So somebody who's not living in the Village can
2 rent? Yeah, okay. I don't think that's
3 completely clear in that language.

4 CHAIRWOMAN HAMMES: Thank you. We'll take
5 a look at it.

6 MS. HARRIS: Okay. Thank you.

7 MS. GORDON: Dinni Gordon, 152 Sixth
8 Street. This is a very brief thing.

9 I just wanted to say I think the framework
10 work is excellent and that it does honor the
11 ideas of having an advisory role. So I think
12 it's a very important piece of work.

13 I think that there is a step sort of left
14 out as you describe the process, and I think
15 that step should be a simplification, a summary
16 that goes to a larger group than those of us
17 who come regularly to these meetings. I just
18 feel as though there's a leap that you have to
19 make between this very detailed, very, very
20 fine work of the framework and what people will
21 be hearing in the hearings and then in the
22 decision making process.

23 So I'm hoping that you will find a way to
24 make public a summary. I'm not sure how it
25 should be done, but I feel strongly about that

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1 and finding both that it be short and concise
2 but also finding a way to get it to people who
3 are not those who come to meetings like this.

4 CHAIRWOMAN HAMMES: That's greatly
5 appreciated, Dinni.

6 I mean, I think that the housing does have
7 a one-page executive summary. It's always a
8 balance between being too high level and too
9 granular and we can work on that to bulk that
10 up maybe a little bit more than what's there,
11 which when you read it, is intended to kind of
12 tell you what we're but probably doesn't. It's
13 probably more objective in policy looking than
14 specifics. So we can work on trying to bulk
15 that up a bit.

16 Anyone else on housing?

17 (No verbal response given.)

18 Okay. Then I guess we'll turn to the
19 Board discussion on this.

20 Frances, you want to go first?

21 MEMBER WALTON: Sure.

22 In general, obviously, we discussed this
23 in a fair amount of detail at our last meeting.
24 As you pointed out at the start of the meeting,
25 there have been a few modifications to the

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1 framework, and, for the most part, I agree with
2 or can have an understanding of why certain
3 portions were added. For example, "use
4 covenant", which you called out at the
5 beginning in your introduction and see the
6 benefit of having that.

7 I think that the changes continue to try
8 to provide flexibility. I notice more
9 flexibility and more clarity. I noticed that
10 there were a few places where specific square
11 footage was adjusted. For example, with
12 respect to the ADUs in residential areas where
13 the standard was lessened by not a large degree
14 but somewhat and I'm not sure that I understand
15 the reason for either the starting point or the
16 ending point. I believe it was taken from
17 other examples of code for other
18 municipalities, which is typically where we
19 would look for these types of sites. But I
20 prefer that they stay unmodified.

21 But, again, I understand and recognizing
22 that this really should be considered more of a
23 conceptual framework and the starting point for
24 discussion. So I don't think that's a major
25 significant comment.

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1 CHAIRWOMAN HAMMES: I think on those types
2 of things, I think maybe the best way to handle
3 it, given, again, that this is advisory in
4 nature, is perhaps to take the numbers out and
5 leave blanks for discussion when this gets to
6 the Board of Trustees or moves onto some other
7 group for discussion.

8 MEMBER WALTON: Or bracketed, something
9 that indicates that what's important there is
10 the concept as opposed to the number, perhaps,
11 and that's just an example or a starting point
12 for the discussion.

13 I think, I know I have some other
14 questions, which I have since answered in terms
15 of the specific changes to the framework or to
16 the proposed changes.

17 I did think that some of the anticipated
18 concerns I found myself sort of going back and
19 forth between the different sections of the
20 code and understand that this is specific to
21 150 and that some of my thoughts, for example,
22 when we look at anticipated community concerns
23 that people, some people have a view that any
24 restriction on, for example, short-term rentals
25 could negatively impact economic vitality of

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1 the area but that's not --

2 CHAIRWOMAN HAMMES: This document doesn't
3 deal with short-term rentals at all.

4 MEMBER WALTON: Right. Only --

5 CHAIRWOMAN HAMMES: Potentially, and that
6 they're going to take advantage of some of the
7 provisions that you agree with when we pursue
8 that option.

9 MEMBER WALTON: But that did come to mind
10 when reviewing it, and I understand that
11 everybody is outside of this specific section
12 of the code.

13 CHAIRWOMAN HAMMES: Elizabeth?

14 MEMBER TALERMAN: I found myself writing
15 notes over and over again about basically the
16 same thing. Which has to do with trying to
17 understand how decisions would get made
18 relative to look and character and that being
19 extremely vague, subject to opinion, which is
20 difficult.

21 So, for instance, on page eight, G3
22 "exterior materials, windows, proportions,
23 rooflines must be compatible with adjacent
24 historical or contributing structures."

25 And I'm thinking about Front Street and

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1 sort of the hodgepodge that that is. So it's
2 very difficult to say, well, if I look to my
3 left, it's this way. If I look to my right,
4 it's that way. You know, you've got a modern,
5 1950s building versus a Victorian house. What
6 does that mean? So I always get concerned,
7 sitting in this seat, trying to make decisions
8 based on opinion rather than evidence or more
9 strict guidelines.

10 And that comes up again later in the
11 document on page 15, the first bullet.

12 "An ADU should be proportional to the size
13 of the principle building."

14 What does "proportional" mean?

15 CHAIRWOMAN HAMMES: Well, I think it's
16 supposed to be (inaudible). It's fairly common
17 to have that proportionality standard in ADU
18 codes as a kind of a safety valve on top of the
19 actual square footage.

20 MEMBER TALERMAN: And while I absolutely
21 agree with what you're saying, I just want
22 proportional to be more defined.

23 MEMBER CREEDON: Well, the trustees could
24 make a mathematical ratio to determine square
25 footage.

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1 MEMBER TALERMAN: There was another thing
2 that I was thinking about, and that is where
3 there are either ADUs or accessory structures
4 that are tied into the utilities of a house,
5 the primary, and not separated out with their
6 own sewer, their own water hookup. I don't
7 really see anything that says that has to be
8 amended. That someone, in order to register an
9 ADU, where the structure may already have some
10 utilities, would have to change that and have
11 separate metering for water and sewer.

12 CHAIRWOMAN HAMMES: Well, it has to be
13 connected, but I don't know that it has to be
14 separate. That would be up to the landlord. I
15 know the building, for instance, nextdoor to
16 me, the house nextdoor to me has four units in
17 it. I think that the heating is all shared,
18 for instance. They may have separate electric
19 meters. I think they do. But it seems to me
20 that they have to be hooked up. The point is
21 you can't have an ADU that doesn't have basic
22 services. It doesn't have to be, like, it
23 would be up to the owner of the property to
24 determine whether they wanted to have separate
25 meters for all those things or they even have

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1 to kind of put it into the lease terms.

2 MEMBER TALERMAN: So it doesn't have to be
3 independent utilities.

4 CHAIRWOMAN HAMMES: No.

5 MEMBER TALERMAN: And the other thing that
6 came to mind is that an ADU gets created or it
7 exists and gets permitted but is never rented
8 out. Is that something where enforcement is
9 required? Is that acceptable? I'm thinking
10 someone builds it for a future intent, like
11 caretaker for the future, but they're building
12 it now. Do we enforce immediate rental? Do we
13 not?

14 CHAIRWOMAN HAMMES: I don't think we
15 enforce immediate rental, but they would have
16 to enter into the use covenant. So that would
17 be a permitted accessory that's generally
18 whatever structure would be able to be used as
19 an accessory structure in the Village now, at
20 the point where they decided to use it for
21 habitation, it would have to comply with use
22 provisions. So it would either have to be
23 owner occupied or subject to a lease.

24 MEMBER TALERMAN: Right. And when we say
25 "owner occupied", we mean they're occupying the

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1 accessory structure and not the primary or
2 both?

3 CHAIRWOMAN HAMMES: No, it'd have to be
4 one or the other. This was a point, I think,
5 that came up when we met with the Housing
6 Committee. I know that the survey results, for
7 instance, felt pretty strongly that we should
8 always have an owner occupant onsite. I think,
9 like if I was doing this for my own personal
10 preference, that would probably be my personal
11 preference as well. But I think that there was
12 a good point made at the meeting of the Housing
13 Committee. Maybe it was Nicky who made it
14 actually. I can't remember, but somebody made
15 it. That if you have a mortgage on your house
16 or if you're financing an ADU, somebody who has
17 a lean on your house, if it gets foreclosed on,
18 there is no owner to live on it, and so, I
19 think you have to allow for the option if you
20 really want to make this work. That it could
21 be two full-time tenants and not, I mean
22 ideally, it's an owner and a full-time tenant.
23 In either one, I think, again, you think about
24 the survey results and what we have heard from
25 the public. There tends to be, people prefer

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1 the principle building to be owner occupied
2 over the ADU. It all depends on how you look
3 at your policy objective, right? If your
4 policy objective is, one, allow people to add
5 an ADU for caretaking, I think it should kind
6 of be up to the homeowner whether they want to
7 live in the ADU or the house. If your goal is
8 to create housing, similarly, I don't think you
9 want to put people in the position if they were
10 to go get financing, where the bank would say,
11 well, I can't lend this to you because it
12 always has to be owner occupied and if you go
13 into foreclosure then I'm stuck. So I think in
14 the way that this is drafted, that's how it
15 was. It's trying to protect so that it has to
16 be owner occupied. Both units have to either
17 have an owner in one of them, and the other one
18 would have to be full-time staff. Or they
19 would both be full-time staff, if that makes
20 sense.

21 MEMBER TALERMAN: It does. It does, I
22 think, quite frankly, there's nothing in here I
23 disagree with. I think the additions are
24 clarifying, and I just wanted some further
25 clarification. The less vague, the better.

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1 CHAIRWOMAN HAMMES: I think when this, if
2 this goes forward, then there's gonna be more
3 work around this and the character thing is a
4 struggle. Right? I totally agree with you. I
5 think it's one of the reasons why people are
6 struggling with this idea of making the whole
7 Village an historic district. But, at the same
8 time, it's pretty clear from the comments again
9 that we received either in person comments at
10 the meetings or in the survey, that people's
11 biggest concern about adding housing is that we
12 don't lose the character of the Village. So
13 there's also going to have to be some
14 discretionary piece there, which, frankly, we
15 already have.

16 If you read through, in the terms of the
17 downtown area, it's already there. If you read
18 through 150-30, 150-31, that set forth things
19 that we're supposed to consider when we're
20 approving something, it is fairly discretionary
21 and it's taking into account the character and
22 nature of the buildings and what I think this
23 Board has done with applications that are in
24 the Historic District has generally been to
25 say, we'll kind of defer to Historic on that.

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1 Rather than try to exercise independent
2 judgment.

3 But I think when it isn't in the Historic
4 District, which is part of the downtown area,
5 like the Greenporter is an example. We can ask
6 for input from Historic if that's what we want.
7 But to go to your point, not all structures are
8 truly historic, and there are a wide variety of
9 architecture. Then I think it's more of a
10 character conversation again and that is tough.
11 I think you have to kind always, I, personally,
12 would always lean towards being more accepting
13 if I can find something to tie it to.

14 MEMBER TALERMAN: Fair enough. Thank you.

15 CHAIRWOMAN HAMMES: Dan?

16 MEMBER CREEDON: Yeah. A few comments,
17 which I think are brief.

18 One just occurred to me now, so I won't be
19 able to defend it, but regarding the character,
20 I think the character of the Village is also
21 determined by who's living in it, not just what
22 the buildings look like. So if an ADU allows a
23 young person who grew up here to rent a small
24 place because they can't afford to buy a big
25 house yet then I think that's an important

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1 consideration as far as the character of the
2 Village.

3 On the provisional caretaker, the way I
4 read it, it looked like it was worded narrowly
5 to me. You could rent an ADU to a caretaker,
6 and I wonder if somebody who doesn't have an
7 ADU could rent one for a caretaker. If an ADU
8 across the street or around the block or on the
9 other side of the Village.

10 CHAIRWOMAN HAMMES: I think that has to be
11 clarifying language because some people might
12 provide housing for their caretaker without
13 charging rent.

14 MEMBER CREEDON: Okay. But does it have
15 to be on the same property is my question.

16 CHAIRWOMAN HAMMES: No, you're not going
17 to let Elizabeth and her caretaker live in your
18 garage without charging them rent and having a
19 lease.

20 MEMBER CREEDON: Unless I'm close friends
21 with Elizabeth, I agree. I understand. I
22 thought that the language was a little narrow,
23 that's all.

24 CHAIRWOMAN HAMMES: It was intended to
25 actually be clarification based on, I think,

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1 the point Elizabeth raised at last week's
2 meeting as opposed to being narrowing but we
3 can look at the language and see if, you know
4 --

5 MEMBER CREEDON: Okay. As far as the
6 owner occupied, if an owner has two or three
7 properties in the Village, obviously, they can
8 only occupy one of them. Can they operate an
9 ADU if they have a tenant in the main dwelling
10 or even if they don't?

11 CHAIRWOMAN HAMMES: I think the way that
12 the occupancy rules work is that at a minimum,
13 all dwelling units on property that has an ADU,
14 so that could be one, could be two, could be
15 three, have to be subject to a long-term
16 occupancy. One of those people could be an
17 owner, but it doesn't have to be, but if it's
18 not an owner then there has to be a 12-month
19 lease.

20 MEMBER CREEDON: If I owned that house
21 across the street and that across that street,
22 I could live in one of them.

23 CHAIRWOMAN HAMMES: Yeah.

24 MEMBER CREEDON: Can I rent the ADU on the
25 other one if I can't find someone to rent the

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1 larger house?

2 CHAIRMAN SPERANZA: Sure.

3 MEMBER CREEDON: Okay. That's my
4 question.

5 And then the last thing, and I know I've
6 discussed this with you, Trisha, I object to
7 some of the setback. I think I mentioned this
8 at the last meeting. There's mention of an
9 eight-foot setback from a neighboring house and
10 when it comes to an ADU on a property, I think
11 that the person who owns the main dwelling
12 stands to benefit financially from the ADU and
13 they should be the one who bears the burden of
14 the crowding and the closeness of the ADU to
15 the residence rather than the neighbor. I
16 don't think the ADU should be eight feet from a
17 dwelling on an adjacent property. I think it
18 should be as close to or attached to or abut or
19 what have you to the primary dwelling.

20 CHAIRWOMAN HAMMES: If I said to you that
21 I think the regular setbacks apply to anything
22 that's new, I think your biggest issue would be
23 the fact that we've said existing buildings
24 kind of are exempt from setbacks and I will
25 note that as a point.

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1 MEMBER CREEDON: I just wanted to say it
2 publicly because I knew that you and I have
3 discussed it.

4 CHAIRWOMAN HAMMES: And I think that's a
5 fair point and I don't think you'll be the only
6 person that has that concern and that's part of
7 the reason why we're having these discussions.
8 It's also why we have the appendix that tries
9 to lay out what some of the concerns are and
10 I'll actually, specifically add that in there
11 as well.

12 MEMBER CREEDON: Thank you.

13 CHAIRWOMAN HAMMES: All right.
14 I didn't have anything else to say.

15 All right.

16 So then we're going to move on to the
17 book, which covers a lot of different things.
18 So there is a document that is a proposed
19 framework amendment relating to the CR Retail
20 Commercial District spaces, entertainment
21 permit requirements, parking, and Planning
22 Board review.

23 The Planning Board review section actually
24 covers the Planning Board generally and is an
25 attempt to kind of clarify some things that

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1 have come out of the last two years of being
2 unclear in the code.

3 In any event, maybe just some background
4 again for the public on this. The updates in
5 this particular framework are really intended
6 to look at how the Planning Board process can
7 be clear and, where possible, more streamlined.
8 It's also kind of trying to get at a lot of
9 conversations that have gone around in public
10 comments that have been made at other public
11 meetings and I think the struggle here is that
12 our Commercial Retail District really is the
13 heart of Greenport and it has to serve two
14 audiences at once. It has to serve the
15 residents who rely on it as their Main Street
16 and visitors who see it a hub and a
17 destination.

18 If one side overwhelms the other, we lose
19 balance and with it the very qualities that
20 make Greenport special. We don't want to be a
21 community of no, but neither can we be a
22 community that embraces an anything goes
23 approval. Both extremes risk undermining the
24 Village's character and long-term vitality.

25 Parking is a clear example of this

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1 tension. Some residents, including seniors,
2 families, and those living outside of downtown,
3 depend on driving and want to see more parking
4 options. Others warn that more pavement brings
5 more traffic, stormwater runoff, and a downtown
6 that feels like a parking lot instead of a
7 Village.

8 Even businesses are split on this point.
9 Some see more parking as key to attracting more
10 customers, while others believe large lots will
11 damage the very charm that draws people here.
12 It's kind of a damned if you do; damned if you
13 don't issue.

14 While Greenport is walkable, many visitors
15 do arrive by car. Public transit is limited,
16 specially for moving around the North Fork
17 itself. So, for instance, the ideal that
18 hotels don't need parking because all their
19 guests arrive by bus or train simply isn't
20 realistic.

21 All of the perspectives that have come up
22 on this all contain kernels of truth. I will
23 note that the Village engineering consultants
24 at LKMA (phonetic) having reviewed the two
25 professional traffic and parking studies that

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1 have been done in recent years have confirmed
2 their view that parking in the commercial
3 retail core is maxed out during peak summer
4 hours.

5 But we all know that if we basically try
6 to create more municipal lots that's going to
7 erode character. So, again, how do we balance
8 all this? How do we balance access, safety,
9 and character in a way that supports both
10 visitors and residents without letting cars
11 overwhelm the Village?

12 I also kind of want to talk about the 2023
13 amendments quickly. In 2023, there was so much
14 misinformation out there. The Village
15 significantly reduced parking requirements.
16 They exempted permitted uses, including
17 apartments from those mandates. Conditional
18 uses, like hotels, larger restaurant and bars
19 remain subject to requirements because they do
20 generate greater traffic and parking demand.
21 People sometimes stand up here at various
22 meetings and talk about, you know, show us the
23 data, where are the statistics and the like. I
24 would just note that the general reference
25 point for these kinds of analysis is TGIT

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1 (phonetic), trip generation and national
2 standards and that as well as resident feedback
3 support the distinction between hotels and
4 large restaurants versus other types of uses.

5 I'm not going to say a lot more on that.
6 I think, you know, obviously, people have very
7 different and strong views on this point. What
8 I would like to say next is that it is also
9 true that across the country communities are
10 rethinking one size fits all parking formulas.
11 Rather than just imposing strict ITE driven
12 parking requirements with respect to certain
13 uses, the draft work, framework purposes to
14 take the next step on parking requirements to
15 generally propose a more flexible case-by-case
16 approach in respect to the CR District that
17 involves looking at the size, location, and
18 type of use. Considers the proximity to
19 municipal lots and accounts for spillover into
20 impacts into neighborhoods.

21 This approach would be intended to allow
22 us to support smaller lots. Lots that are
23 already fully developed, adaptive reuse, and
24 create projects without losing sight of safety,
25 access, and fairness.

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1 Another frequent frustration has been the
2 review process for site plans and traditional
3 uses. A lot of people say, "Why can't you just
4 issue me a building permit?"

5 Simply issuing a building permit for major
6 projects doesn't address broader impacts. Site
7 plan review is a standard tool every community
8 uses to ensure projects fit safely into their
9 surroundings. We've targeted our review on
10 uses that are most likely to affect neighbors
11 and infrastructure. The purpose isn't to block
12 investment. It's to make projects sound,
13 protecting both the Village and the investors,
14 themselves.

15 It's also worth a point in setting time
16 expectations. The following timelines are not
17 unusual for small communities like the Village.
18 It is not unusual, for instance, for a straight
19 forward mixed-use building construction project
20 to take nine to 12 months in the approval
21 process. Similarly, it's not unusual for a new
22 hotel to take 12 to 24 months because of the
23 traffic, parking, and intents and concerns.

24 Have there been other delays that maybe
25 shouldn't have happened in the last years

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1 (inaudible)? Possibly, but generally speaking,
2 I think that the Village has been doing a much
3 better job at looking at tough projects than it
4 has historically.

5 Well prepared applicants who address
6 questions promptly can move faster and clear
7 our response to applications that inevitably
8 will take longer.

9 At the end of the day, the proposed
10 framework amendments are about balance.
11 They're a balance between residents and
12 visitors, between summer surges and year round
13 needs, between cars, pedestrian, and emergency
14 access. I have to say I hear more and more
15 these days about concern about emergency access
16 in the downtown area and protecting Village
17 character while allowing businesses to adapt
18 and grow. The issues aren't black and white.
19 They involve tradeoffs and our responsibility
20 is to weigh them thoughtfully.

21 The amendments aim to clear up a lot of
22 ambiguities, cut some unnecessary red tape, and
23 ensure rules that are fair and workable,
24 helping Greenport to stay vibrant without
25 losing what makes it unique.

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1 I think with that, I'm going to open it up
2 to the public for anybody that would like to
3 comment on the framework.

4 MR. AURICHIO: Can I have --

5 CHAIRWOMAN HAMMES: Go to the podium,
6 state your name and address for the record, and
7 any business association you have in the
8 Village or the Town of Southold.

9 MR. AURICHIO: Hello, my name is Andy
10 Aurichio and I own the Greenport Auditorium
11 over there and I got a million questions about
12 it.

13 CHAIRWOMAN HAMMES: Okay. I'm not sure I
14 can answer them.

15 MR. AURICHIO: Are you the Planning Board?

16 CHAIRWOMAN HAMMES: We are the Planning
17 Board, but we've been told that we don't have
18 anything to approve right now with respect to
19 the auditorium.

20 MR. AURICHIO: Yeah, I know. That's one
21 of my questions because for months, it's been
22 held up because of planning or related to
23 planning. Now all of a sudden there's a
24 document that I've seen that says you don't
25 need planning for what she wants to do. Do you

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1 know anything about that, or am I --

2 VILLAGE ATTORNEY: This is a Planning
3 Board meeting. It's a Building Department
4 question.

5 CHAIRWOMAN HAMMES: You need to take that
6 up with the Building Department.

7 MR. AURICHIO: No, no. This is planning.

8 CHAIRWOMAN HAMMES: I know, but we only
9 take what the Building Department refers to us.

10 MR. AURICHIO: What? Wait a minute. Back
11 up. I told you I got texts from, I don't know.
12 I guess the perspective buyer and/or my real
13 estate agent saying that we don't need planning
14 requirements or approval to do what she wants
15 to do with the building. Which is basically
16 restore it and bring it, you know, bring it
17 back to its original intention, which was to
18 bring culture to Greenport. Now I don't know
19 if that's in consideration of your vision or
20 whatever it is that you have for the Village,
21 but that's what it was intended to be built for
22 and that's what we want to bring it back for.
23 But for some reason, planning is holding it up.
24 Now all of a sudden we don't need planning. I
25 don't understand that. Can you explain that?

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1 CHAIRWOMAN HAMMES: It's never come to the
2 Planning Board, so I --

3 MR. AURICHIO: So why was it held up --
4 (There was crosstalk.)

5 Wait a minute. I talked to the Mayor and
6 he said she gave him something, some plan and
7 he gave it to some outfit to evaluate a KLM
8 GUM, whatever the hell it was. And I said to
9 her, what about the Planning Board?

10 CLERK: This is Brian Stolar. He will
11 reiterate and can explain.

12 MR. AURICHIO: Stolar, that's the name.

13 VILLAGE ATTORNEY: Do you want to do it
14 now or do it after? Because this has nothing
15 to do with the Planning Board?

16 MR. AURICHIO: Now, because I have many
17 questions. I'm not calm. I'm upset because I
18 don't understand all this.

19 CHAIRWOMAN HAMMES: I understand, but,
20 Andy, this is a public hearing on a framework
21 agreement document that was posted on the
22 internet, on the Village website to discuss
23 code amendments. That's what we're talking
24 about here. That's what this public hearing is
25 for.

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1 MR. AURICHIO: Wait a minute. I got a
2 text that said I was on the agenda for today.

3 CHAIRWOMAN HAMMES: You're not on the
4 agenda.

5 MR. AURICHIO: I know I'm not now, but I
6 was at one time and now because the Planning
7 Board reiterated or revoked --

8 CHAIRWOMAN HAMMES: We didn't do anything.

9 MR. AURICHIO: He did (gesturing towards
10 Mr. Stolar.) That's who gave me the text.

11 VILLAGE ATTORNEY: So you understand, I
12 represent the Planning Board. I represent the
13 Village. I represent staff, so --

14 MR. AURICHIO: Are you an attorney?

15 VILLAGE ATTORNEY: Yes.

16 MR. AURICHIO: Okay.

17 VILLAGE ATTORNEY: So my answers to
18 questions posed by the purchaser related to the
19 underlying application that's presently being
20 considered in the Village, not before the
21 Planning Board. So this is not a Planning
22 Board matter.

23 MR. AURICHIO: Whoa, whoa, whoa. I don't
24 understand what you just said.

25 VILLAGE ATTORNEY: It will be a lot

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1 easier, I'll have a conversation with you about
2 it after. Again, it's not a Planning Board
3 matter, but we can go through the details. I'm
4 here, plenty of time.

5 MR. AURICHIO: It's not a Planning Board
6 matter?

7 VILLAGE ATTORNEY: Correct.

8 MR. AURICHIO: It has been for the last
9 four or five months.

10 VILLAGE ATTORNEY: The Building Department
11 determined that it was not a Planning Board
12 matter. Do you want us to make it a Planning
13 Board matter?

14 MR. AURICHIO: No, not if it doesn't have
15 to be, but --

16 VILLAGE ATTORNEY: We can talk about it
17 after.

18 MR. AURICHIO: Wait a minute. Are you
19 telling me that I'm making this up? I'm
20 misinformed?

21 VILLAGE ATTORNEY: What's the next point
22 you want to raise? Maybe it does have to do
23 with the Planning Board, and I'll give you my
24 time after the meeting.

25 MR. AURICHIO: All right. I would

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1 appreciate that.

2 There's a couple other things. Parking,
3 you named parking. Is parking one of the
4 issues that we can discuss?

5 CHAIRWOMAN HAMMES: Yes, that's something
6 that's in the framework document.

7 MR. AURICHIO: Parking, because at one
8 point in time, there was a parking requirement
9 in this Village and it was ridiculous and Mayor
10 Kapell got rid of it and Mayor Hubbard, I
11 think, was also involved with it. Now, all of
12 a sudden, somebody on your end brought it back.
13 I don't know where it stands right now. Where
14 does it stand right now? I'm not sure.

15 CHAIRWOMAN HAMMES: You need to be more
16 specific.

17 MR. AURICHIO: Parking, what's the parking
18 requirements for anything?

19 CHAIRWOMAN HAMMES: You are permitted use
20 of the downtown district. There is no parking
21 requirement.

22 MR. AURICHIO: Okay. So you got rid of it
23 again.

24 CHAIRWOMAN HAMMES: In 2023, the code
25 amendments made it clear, or changed it, so

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1 that a permitted use does not require parking.
2 Under the prior code, any new construction
3 required parking, regardless of what the use
4 was. What the code currently says is if you're
5 permitted use, there's no parking requirement.
6 If you fall into the small universe of what are
7 considered "conditional uses", which require
8 approval, then there are parking requirements.
9 But those parking requirements were there for
10 most things previously because they involved --

11 MR. AURICHIO: Okay. What are the parking
12 requirements?

13 CHAIRWOMAN HAMMES: I don't know. It
14 depends on what you're talking about, and it's
15 not my job to tell you that either. It's the
16 Village's job. It's the Building Department's
17 job.

18 MR. AURICHIO: The Building Department.

19 VILLAGE ATTORNEY: Exactly. Just to point
20 out, on the purchaser's application, so to
21 speak, there are multi, multiple uses. Each
22 one of those uses has a parking requirement or
23 may not have a parking requirement. That will
24 have to be determined by the Building
25 Department as to the total parking requirement

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1 based on final plans that are provided to the
2 Building Department.

3 MR. AURICHIO: All right. So in other
4 words there is a parking requirement.

5 VILLAGE ATTORNEY: Yeah, in general
6 there's a parking requirement.

7 MR. AURICHIO: As far as I'm concerned,
8 there shouldn't be any parking requirements.
9 Where the hell are you gonna park in this
10 Village? I mean, come on.

11 As long as we're on the subject, once upon
12 time we had Mitchell's Restaurant. Do you
13 remember that place by any chance? Mitchell's
14 Restaurant, parking in the backyard. Lots of
15 cars. Okay?

16 Also, you had the street redone over
17 there. You eliminated parking all along that
18 one side of the street, so there's your parking
19 requirements right there. You created the
20 problem and now you're bringing them back and
21 it's all messed up. Doesn't make any sense.

22 Another thing, nighttime versus daytime.
23 Two different anomalies. Two different parking
24 requirements. At night, you got restaurants,
25 you got nightclubs, you got banks that are

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1 closed. You got their parking lots are useful.
2 I mean, I been here 50 years. I've never seen
3 a condition that there was a requirement for
4 parking. I mean, people park on the streets.
5 They walk all around. I don't think there's a
6 need for a parking requirement, personally.
7 That's just my opinion though. All right?

8 And then another thing, elections, Village
9 elections. They're in March, but I own
10 property and I can't vote. To me, that's
11 almost like representation without, I mean,
12 taxation without representation. I mean, I pay
13 taxes, but I can't vote. There's something
14 wrong that.

15 MEMBER CREEDON: That's because you reside
16 outside of the Village.

17 MR. AURICHIO: Yeah, I understand all of
18 that crap. Still, look, the national elections
19 in November, correct? Village elections are in
20 March, correct? What's the problem?

21 Next case. Zoning. No nightclubs? What
22 are you, crazy? The whole town is a nightclub.
23 You don't want to have nightclubs. All right.
24 Doesn't make any sense to me. And hotels and
25 nightclubs should be available in the Village.

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1 There's plenty of parking for those people.

2 You know, you can sit there with your smug
3 looks all you want, but I think you're wrong on
4 every goddam point I've brought up.

5 I been here 50 years. How long you been
6 here?

7 CHAIRWOMAN HAMMES: Twenty-five.

8 MR. AURICHIO: Okay. Great. Lots has
9 happened in the previous 25 years.

10 CHAIRWOMAN HAMMES: I'm sure it has.

11 MR. AURICHIO: Seen a lot of mayors come
12 and go and Planning Boards come and go.

13 Greenport's unique, all right. That's
14 your word, "unique". You gotta describe it,
15 but I don't know what you mean. I mean, it
16 could be unique in a lot of ways. Anyway,
17 okay. All right.

18 But I still don't know the answer to why
19 we had to be held up in planning. Now all of a
20 sudden we don't need planning and now it's the
21 Building Department but Mr. Stolar is going to
22 tell me. Is that the idea? Because you can't
23 do anything. You got no say in the matter.

24 CHAIRWOMAN HAMMES: Only if something is
25 before us.

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1 MR. AURICHIO: Well, it was before you.

2 CHAIRWOMAN HAMMES: It has never been --

3 MR. AURICHIO: Look, I told you. I talked
4 to the Mayor. He said he got the plans, and he
5 gave them to somebody else to evaluate them,
6 not the Planning Board.

7 VILLAGE ATTORNEY: Sir, as I said, we'll
8 talk about it after. What you're asking has
9 nothing to do with the Planning Board at this
10 point.

11 MR. AURICHIO: When is after? Is it now?

12 VILLAGE ATTORNEY: Once the Board is done
13 with the items that they have on their agenda.

14 MR. AURICHIO: All right. I'm gonna try
15 and calm down because I'm a little upset
16 because this whole thing has been dragging on
17 for months.

18 MR. CARLOS: Mark Carlos, 140 Main Street.

19 So I haven't read your framework with
20 respect to the CR District, but at the last
21 trustees meeting, it was deferred to the
22 Planning Board. I guess so you could provide
23 some input as to clarification of 150-9 Section
24 1. So is that included in that?

25 CHAIRWOMAN HAMMES: Are talking about

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1 housing specifically?

2 (There was crosstalk.)

3 MR. CARLOS: -- fourteen months and
4 counting.

5 VILLAGE ATTORNEY: Mark, I think you're
6 talking about the proposal of the law that's
7 before the Board of Trustees.

8 MR. CARLOS: Yes, some clarification. The
9 last meeting with the trustees they said there
10 was going to be some input --

11 CHAIRWOMAN HAMMES: They said that they
12 had it at the last meeting. We sent them our
13 letter, and they'll take it up at their work
14 session.

15 MR. CARLOS: So, Brian, are we good with
16 respect to that? Are we moving forward?

17 VILLAGE ATTORNEY: All of the predicate
18 steps for the Board to consider the local law
19 have been completed. So now it's up to the
20 Board to take further steps.

21 MR. CARLOS: Any reason why that wasn't
22 done in the previous trustees meeting?

23 VILLAGE ATTORNEY: Again, that's a Board
24 of Trustees matter, not a Planning Board matter
25 and I know --

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1 MR. CARLOS: It was deferred to the
2 Planning Board.

3 VILLAGE ATTORNEY: No, it wasn't deferred
4 to the Planning Board. At that point,
5 initially, it was deferred to the Planning
6 Board. They couldn't take any action until the
7 Planning Board issued its recommendation. The
8 Planning Board has issued its recommendation.
9 That has been provided to the Board of
10 Trustees. They received it, I believe, a day
11 or two before the meeting. Perhaps that's why
12 they didn't take action. I don't know. I
13 didn't speak to them specifically about those
14 points, but at the last meeting the Board did
15 not take action. I presume they'll discuss it
16 further at their September 16th meeting, if
17 that's the next meeting.

18 MR. CARLOS: So the amendment is complete
19 and it also has the language that's acceptable
20 to folks that have seen issue with that
21 particular part?

22 VILLAGE ATTORNEY: Again, the Board of
23 Trustees is going to have to make a decision
24 based on what they have before them on the
25 18th. I stand corrected; their meeting is on

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1 the 18th. We'll see what happens then. They
2 could close. They could adopt.

3 CHAIRWOMAN HAMMES: Well, they closed the
4 public hearing, I believe.

5 VILLAGE ATTORNEY: Did they close it for
6 public comment?

7 CHAIRWOMAN HAMMES: They closed the public
8 hearing.

9 VILLAGE ATTORNEY: So it's been closed. I
10 apologize. Those meetings tend to go late and
11 I forget. So they closed --

12 MR. CARLOS: So it's very specific as to
13 the multifamily. I hope it ties back to the
14 multifamily part because multifamily, by
15 definition, does not include commercial. But
16 whatever it may be, so as long as it ties back
17 to multifamily and that it is a permitted use
18 in the Village. Is that what the amendment
19 states?

20 VILLAGE ATTORNEY: That's what it states.
21 What it does is it corrects an error that was
22 made in the 2023 law so that the intention is
23 clear that residential dwelling units are
24 permitted in the CR District. So if the Board
25 adopts that at their next meeting then that'll

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1 be the law.

2 MR. CARLOS: (Inaudible) today that
3 apartments over commercial space are permitted
4 uses. But as it applies to multifamily use in
5 the Village within a mixed-use property, that
6 language needs to be specifically clear that
7 it's a permitted use.

8 VILLAGE ATTORNEY: So are you asking that
9 the Board take --

10 MR. CARLOS: No, I'm asking, that that
11 language, I want to make sure that that
12 language is included.

13 VILLAGE ATTORNEY: I'll be here. Again,
14 this is not for the Planning Board. I can talk
15 to you about that afterwards as well.

16 MR. CARLOS: Okay. Again, this is, you
17 know, all the confusion --

18 CHAIRWOMAN HAMMES: We're trying to let
19 people have a voice, so, you know.

20 MR. CARLOS: And if you read the meeting
21 minutes from you meeting in July, the
22 administrative issues that continue to plague
23 this problem.

24 CHAIRWOMAN HAMMES: I know. That is not
25 something that I have control over, but I can

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1 try to make sure that the code works better.

2 MR. CARLOS: Fourteen months and counting.

3 CHAIRWOMAN HAMMES: I understand.

4 MR. CARLOS: One way or the other. I
5 don't care. Either way. I'm fine either way,
6 but let's just get a decision.

7 Thank you.

8 CHAIRWOMAN HAMMES: Anybody else want to
9 talk about CR, retail, planning process,
10 parking?

11 (No verbal response given.)

12 All right. Well, then I guess we'll turn
13 to our own discussion on this. Elizabeth,
14 maybe we'll start with you on this one?

15 MEMBER TALERMAN: I think I'm going to be
16 more general than specific in my comments.

17 I agree that it's really hard to make any
18 more parking in a one-square mile place. We
19 can't invent new ways to park cars. It's also
20 my hope that the future will alleviate the need
21 to increase parking ad infinitum.

22 Having lived in a place where development
23 ran rampant before I lived in Greenport and the
24 borough president and mayor said, "Nah, it's a
25 transportation hub. Don't worry about it.

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1 People won't bring cars in."

2 And then realizing every single time there
3 was an event at the Barclays Center, our
4 neighborhood was overwhelmed, double parking.
5 There was absolutely no way firetrucks could
6 come in and out.

7 You got to deal with parking issues and
8 we, specifically, have to deal with parking
9 issues for those 12 weeks a year where LKMA and
10 other professionals that have done parking
11 studies have said our parking is maxed out.
12 So people come with cars now and now we have to
13 do something about it and making great big
14 parking lots would destroy the character.

15 So we have this impossible task of trying
16 to figure out what to do, and, Patricia, you
17 said in your opening three things that I think
18 are paramount and that guide every decision I
19 make on this Board.

20 Number one is safety. How does anything
21 that comes before us affect the safety of all
22 those that are using that space and all those
23 around that space? So if something has a great
24 deal of intensity for dropoff and pickup, like
25 a take-out restaurant, that have got cars

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1 moving in and out fairly rapidly and there has
2 to be a place for them to stay. A hotel has to
3 accommodate dropoff. There's no question that
4 people with luggage have to be able to drop
5 things off.

6 There have been a number of --

7 MEMBER CREEDON: Did you mean takeout or
8 drive-through?

9 MEMBER TALERMAN: Takeout. Yeah, not
10 drive-through. Our pizza place in town has a
11 ton of takeout traffic, right? And right now,
12 the Chase Bank, they use that lot for that
13 purpose or they don't use it but people like me
14 do.

15 CHAIRWOMAN HAMMES: Or people park on the
16 other side of the street going the wrong way.

17 MEMBER TALERMAN: Right. So anything that
18 comes before us that safety is number one. How
19 are people going to move a car? How are they
20 going the stop for just a few minutes or for a
21 few hours? And is there an accommodation, a
22 public accommodation nearby that can be used
23 for that purpose to diminish the burden on the
24 developer from having to make something that
25 may exist to serve that purpose.

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1 Access was your second point. There are
2 proposals that have come before us and with the
3 good intention of creating housing but with no
4 ability for someone with disabilities to access
5 the second floor or third floor. And then we
6 get public comment, oh, you people just put up
7 your noes.

8 And I want to raise my hand and say, I'll
9 say no every single time if someone with
10 disabilities doesn't have equal access to
11 housing or to an establishment that the rest of
12 us have.

13 And fairness, and I think that encompasses
14 the other two. I think that the vibrancy of
15 this Village depends in equal parts on the
16 residents, the tourists, and the business
17 establishments. And to give way to one versus
18 another or to even pit the three against each
19 other is a folly. So I appreciate all the work
20 that has gone into this.

21 I think what I'm most grateful for in
22 doing this work, in reviewing this work, and in
23 commenting on this work is the transparency and
24 clarity this go round versus last. I wasn't on
25 the Board for the whole term of the Zoning

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1 Committee, just part of it on this Board. But
2 now I understand different uses and different
3 requirements of parking in a way I hadn't
4 before.

5 I don't yet have specific comments on
6 this. It was a lot to take in, but I have an
7 appreciation for the amount of work that's
8 being done to add transparency and to focus on
9 safety, access, and fairness.

10 CHAIRWOMAN HAMMES: Dan?

11 MEMBER CREEDON: I think big hotels should
12 have parking, small hotels maybe not.

13 Otherwise, I don't have, I don't think the
14 little restaurants (inaudible) parking spaces.
15 I will say that as a casual observer this
16 summer, I wish I had paid attention more
17 closely, but I walked by that municipal parking
18 lot adjacent to the train tracks where the
19 jitney comes in, almost every day, and that was
20 half empty almost every day.

21 CHAIRWOMAN HAMMES: That's the one
22 (inaudible) that definitely usually has
23 capacity in the Village.

24 MEMBER CREEDON: It's full to capacity?

25 CHAIRWOMAN HAMMES: No, that's the one

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1 that traffic studies have indicated --

2 MEMBER CREEDON: There's a lot of spaces.

3 CHAIRWOMAN HAMMES: Although, I have been
4 in there on three Wednesdays where it's been
5 absolutely full.

6 MEMBER CREEDON: I've always expected it
7 to be full for the Monday night concerts and
8 it's not.

9 CHAIRWOMAN HAMMES: Everybody's trying to
10 get as close as they can.

11 MR. AURICHIO: Can I address the Board?

12 CHAIRWOMAN HAMMES: No, we're done with
13 taking public comment at this time. We'll have
14 another opportunity --

15 MR. AURICHIO: I got to, got to -- with
16 this parking discussion, I don't want agree
17 with it at all.

18 CHAIRWOMAN HAMMES: Understood.

19 MR. AURICHIO: There's no parking problem
20 in the Village. You guys are not up to snuff.
21 You don't understand what's going on. I swear.
22 Come on.

23 CHAIRWOMAN HAMMES: There will be an
24 opportunity at the end for more discussion --

25 MR. AURICHIO: Yeah, yeah, yeah, okay.

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1 Fine.

2 CHAIRWOMAN HAMMES: Frances?

3 MEMBER WALTON: I'm going to talk

4 generally and then a few specifics.

5 I agree, there's a lot here. Even though
6 it's emanating from work that we collectively
7 have been doing through the surveys and through
8 our public hearings. There's just a lot to
9 wrap your brain around, and so, I think this is
10 going to be for us and for the Village an
11 ongoing review and discussion of these issues
12 that will take some time.

13 A concept that's included in this
14 framework that I think is at the heart of the
15 nature of our Village is the balancing of the,
16 and, Elizabeth, I think you touched on this,
17 the balancing of the seasonal businesses and
18 the tourism that generates revenue for our
19 commercial entities in the Village versus the
20 residential services of the matters that are
21 serving the year-round residents.

22 The balancing of those two essential
23 elements of what Greenport is about gets at the
24 crux of some of our challenges and it's both
25 what makes it successful and also what makes it

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1 challenging. And I've seen over the 36 years
2 that I've lived in the Village, I've seen a lot
3 of up and downs and a lot of changes happen
4 where we, in one period of time, might have
5 more of the balance way towards the residential
6 uses and less towards tourism and in other
7 periods of time, more towards tourism and less
8 towards residential surveying entities.

9 So I don't know that there's a perfect
10 solution to how to balance that out, but this
11 framework attempts to put in place some, if you
12 will, guardrails that might help ensure that
13 there's a more year round vitality to the
14 Commercial District. So I think that that's an
15 important concept and sort of a long winded way
16 of saying I think that that's an important
17 concept that we're trying to address in putting
18 forth this framework.

19 I also think another goal of the framework
20 is to clarify roles of staff, of Village staff,
21 of consultants to the staff and the Boards.
22 And this gets to some of the frustration that
23 we've heard expressed here today, and I think
24 that that is part of what the framework is
25 trying to address and clarify and I don't think

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1 anyone would argue with something that would be
2 helpful.

3 The framework also looks at, tries to
4 distinguish between permitted uses, conditional
5 uses, and prohibited uses, and introduces the
6 concept of blended uses or ambiguous uses. So
7 there may be projects or initiatives in the
8 Village that include multiple uses some of
9 which are permitted. Some of which may be
10 conditional (inaudible) and some of which are
11 clearly going to be open to interpretation.
12 But again, the framework attempts to delve
13 deeper into those situations where you might
14 have multiple purposes within --

15 CHAIRWOMAN HAMMES: That tends to be one
16 of the things that holds up processing.

17 MEMBER WALTON: Right. So by creating and
18 providing additional clarity for everybody, for
19 the public, for the staff, you know, for any
20 potential applicant to the Planning Board, I
21 think that is a very helpful goal and attempt,
22 you know, in terms of putting forth this
23 framework.

24 And then it also talks about impact
25 mitigation rather than prohibition by looking

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1 at providing certain review standards. Again,
2 I think we talk about them in terms of
3 performance standards, but they're really
4 review standards, and, again, that will help
5 provide greater clarity to the public and to
6 applicants and to staff and to the Board as we
7 go forward with our work.

8 So those are sort of some overarching
9 comments that I had. I think there are places
10 within the framework where, again, we have
11 perhaps included some square footage numbers.
12 Again, similar to what we suggested before,
13 where we might want to bracket those numbers in
14 the concept that we want to put forward and not
15 the specifics of it. That relates to things
16 like the artisanal manufacturing or shared work
17 facilities, as well as various other items,
18 potentially.

19 We also put forth in the framework
20 criteria or review considerations, and, again,
21 I think that this is important to help guide
22 all of us on the Board in its work but also the
23 public enters into understanding how something
24 might be reviewed and looked at.

25 There are certain specifics, for example,

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1 in prohibited uses. There's reference to
2 research facilities, which I think perhaps
3 would benefit from greater clarification as to
4 what we mean by "research facility" there.

5 Just trying to flip through. As you can
6 see, there's, for the public that might not be
7 able to see this document, 63 pages, which is
8 why I mentioned in the beginning that it may
9 take us some time to review and discuss this
10 collectively as a Village.

11 Another concept that I think is important
12 to point out is the reference to an ambient
13 impact business. This is specifically relating
14 to in the entertainment or the event, it's
15 currently called entertainment permits. It
16 might be better understood as an event permit,
17 but this is again an attempt to clarify when
18 something might need greater scrutiny and
19 information. Requires sort of the provision of
20 additional information, like a sounding path
21 study.

22 Something that I, this is sort of a minor
23 point, but I think is from where I live in the
24 Village not an insignificant point. Under that
25 same section, relates to the hosting of catered

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1 events and many times in my neighborhood,
2 there'll be idling vehicles that are
3 transporting wedding parties or guests to
4 different restaurants or places in the Village.
5 And it is, it can be extremely chaotic and to
6 the point of safety, something that I think
7 hasn't really been a focus but it should be.
8 So certainly some guidance on what is
9 permitted, what isn't permitted on that matter
10 is helpful.

11 Just flipping through. I have some other
12 points but don't rise to the level of raising
13 to the level of mentioning now.

14 I think we also, under the Planning Board
15 processes, we talk about the creation of
16 dwelling units and I think what we (inaudible)
17 it currently shows three dwelling units and it
18 should be no more than two dwelling units just
19 for the record. Again, we talked about the
20 interaction of the seasonal businesses and the
21 section of Planning Board approval that's been
22 added there.

23 I think that might be it. I had one more.
24 I would like to mention for the public that
25 there is an exhibit in the framework that

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1 attempts to really spell out the whole issue
2 which has been beaten to death of parking
3 requirements. And if you look at that chart in
4 Exhibit 1, you'll see that in the Commercial
5 Retail District, the majority of it is none.
6 Except for where you might have a formula
7 business or that it's a major, substantial
8 project in terms of size. I shouldn't say the
9 majority of it, but you'll see that much of it
10 is none. Meaning, there's no parking
11 requirement in many cases. In many of the
12 cases that you would see in the CR District.
13 And I think that that chart may be very helpful
14 for people to understand what the actual
15 requirements are as opposed to what people's
16 perception of what they are.

17 I thought that in the definition of
18 "community impact" we spell out what should be
19 included in that. I thought we should include
20 specifically the issue of compatibility or
21 harmony with the neighborhood as one of the
22 items that should be specifically addressed in
23 the community impact report.

24 I think that might be it for now.

25 MEMBER TALERMAN: I just want to note

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1 Exhibit 1 Parking Requirements is on page 44 of
2 the document in case anyone from the public
3 wants to see specifically what you referred to,
4 Frances. And in the Commercial Retail
5 District, there are no requirements, as Frances
6 said, for several of the different use cases.
7 So I think this chart makes it more clear than
8 I've ever seen it.

9 MEMBER WALTON: That's exactly why I
10 wanted to call it out for the public record.

11 CHAIRWOMAN HAMMES: Okay. I guess in
12 terms of next steps, honestly, there's been a
13 lot of great input from all of you on this, and
14 I know some of you sent me some other clean up
15 comments as well. I think what we could try to
16 do is for our meeting on the 22nd is I can put
17 together the update of a lot of these
18 conversations and comments we've received.

19 MEMBER CREEDON: I won't be here.

20 CHAIRWOMAN HAMMES: I'll get you a report.
21 You're not going to be back on the 22nd?
22 You're leaving before then?

23 MEMBER CREEDON: I'm leaving, I think, on
24 the 11th, but if it's in email form --

25 CHAIRWOMAN HAMMES: You can look at it and

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1 let me know.

2 MEMBER CREEDON: Yeah.

3 CHAIRWOMAN HAMMES: Okay. Then maybe on
4 the 22nd meeting, we can talk about how far we
5 are and, in the meantime, if anybody wants to
6 send me cleanup or anything they would like to
7 specifically address that would be helpful.
8 And then we'll talk on the 22nd, and I'll talk
9 to you separately about what to do in terms of
10 next steps.

11 I know that, at least on the parking
12 stuff, it came up at the trustees meeting last
13 week as something that they wanted to start
14 talking about. So we need to try to get some
15 of this stuff over to them. I know the housing
16 stuff we need to get over to them too. So we
17 may have to break some of this up a little bit
18 (inaudible).

19 We were going to have a meeting on Monday
20 with the business community, which had to be
21 deferred to the end of October. Ideally, we
22 would have met with them before this went to
23 the trustees. It may be that I check and see
24 whether the trustees would rather hold off or
25 not and then we can talk about that on the 22nd

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1 as well.

2 MEMBER CREEDON: So on the calendar for
3 October, I'm anticipating two meetings, on the
4 tenth and the 27th?

5 CHAIRWOMAN HAMMES: That is correct as of
6 now. And the 27th will be generally focused, I
7 mean, obviously, regularly scheduled business
8 will always take priority. Although, as far as
9 I know right now, there's nothing coming down
10 the pipeline. So the likelihood is that the
11 meeting on 10th may end up getting cancelled
12 and the meeting on the 27th will be primarily
13 to have the business community show up and have
14 a session.

15 All right. So then before we have a
16 motion to close, there's one final opportunity
17 for the public to address this Board generally
18 on planning and zoning matters.

19 MS. GORDON: This is just a question.
20 Dinni Gordon, 152 Sixth Street. Just a
21 question.

22 There has been a good deal of informal
23 discussion about the possibility of a special
24 parking permit for residents and of finding a
25 place, not to add parking but to distribute it

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1 better with, you know, a lot that is just for
2 residents. I just wondered whether the
3 Planning Board is considering any of that. I
4 realize it doesn't fit within the framework,
5 but it is certainly a planning issue and I'm
6 just wondering if you're thinking about that?

7 MEMBER CREEDON: That's the first I heard
8 of that.

9 CHAIRWOMAN HAMMES: Well, it goes with
10 some of the information that we received back
11 from the survey.

12 You kind of answered your own question.
13 It's not in the zoning chapter. It's in the
14 parking section of the code, and while it's a
15 planning matter generally, and I think we can
16 make suggestions more generally to the
17 trustees, I don't think right now it's our
18 mandate to make specific code proposals on the
19 parking. But we do have an overall policy and
20 implementation framework which talks about
21 other things that need to be addressed as part
22 of the work this Board has done and if it's not
23 on there, I will make sure that it gets put on
24 there.

25 MS. GORDON: Okay. Do you think it's

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1 important?

2 CHAIRWOMAN HAMMES: Yes, I do think it's
3 important.

4 MS. GORDON: I'm struck by the fact that
5 people who have commented on this to me are
6 young people who've come here recently. Who
7 are quite prepared to walk. I mean, you know
8 that one of our problems is, as the person who
9 wrote a wonderful book about parking said,
10 "Everybody expects a free parking place. It's
11 an American right."

12 But I'm talking to three or four younger
13 people who've come here recently, who are quite
14 prepared to walk. They don't expect to always
15 have a parking place, but they would like to be
16 sure that when they need a parking place it's
17 there. So I think it's worth --

18 CHAIRWOMAN HAMMES: Well, it's also the
19 intention that we receive from the public.
20 Obviously, if we go back, Liz will correct me
21 if I say something wrong here, but housing was
22 kind of, that and vacancies, were the number
23 one issues on our survey. Parking was further
24 down on the list. But when you get to the
25 questions about parking, the places where

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1 people felt strongly that we should have
2 parking were hotels. Again, makes sense and is
3 frankly backed up by IT studies and the like.

4 But short-term rentals, which I think most
5 people look at those as the equivalent of a
6 hotel. But it was also apartments. In 2023,
7 we got rid of any requirement, if there was
8 one. You know, depending on what we were doing
9 there might have been one for parking for
10 apartments in the downtown district. We're
11 keeping that. We're not proposing to change
12 that because we believe that housing is really
13 the most important principle. But I suspect if
14 you actually manage to be successful in
15 generating housing development that that
16 tension would rise back up and goes
17 specifically to the point you're raising.
18 Which goes to where are people, if you create,
19 say, 20 more apartments in downtown, those
20 people are likely to have at least 15 cars, if
21 not 20. And where are those cars going to go
22 at peak, peak, peak time?

23 And businesses will be concerned, I
24 suspect, part of the feedback on the survey
25 came from the businesses that want to make sure

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1 that parking is available for their customers.
2 Again, it's, you know, pull the string and
3 everything goes in different directions. We're
4 not going to be creating more parking in the
5 Village, so it becomes an allocation issue. I
6 totally agree and I think the whole Board, I
7 don't want to speak for everybody, but would
8 agree that that's something that has to be
9 looked at and that's another change that will
10 be put in here. That's another problem of this
11 kind of analysis.

12 MS. GORDON: I think it is related to the
13 housing issue. And, you know, the young people
14 that I've spoken with who felt strongly about
15 it were talking about residential need, not
16 business need and not hotel need, and they may
17 be people who didn't answer the survey, so.

18 CHAIRWOMAN HAMMES: It's interesting
19 because I know younger people that live
20 downtown that were parking in Claudio's parking
21 lot for a long time. But that stopped last
22 year when they implemented the pay for parking
23 and it actually also plays into our meter.
24 So it's definitely something, again, you have
25 to, I mean, that's what we have to do in

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1 analyzing projects that come before us. Even
2 if it's not a parking requirement per se in the
3 code, we have to look at the impact. This is
4 the point that you made about the traffic
5 that's going to be generated for a particular
6 use. What that demand is going to be if
7 somebody needs to run up to get their food or
8 run up to their dry cleaning or run to the ATM
9 or whatever it is. How is that being treated?
10 Or somebody is hosting private events all the
11 time, and there's going to be buses of people
12 coming in. We have very small roads. How are
13 we going to deal with that?

14 So that's all part, to the extent that
15 something that is required to come to the
16 Planning Board, which is kind of how you come
17 up with your list of conditional uses as
18 opposed to committed uses, right? Those are
19 all factors that we need to take into account
20 and then the greater question becomes what else
21 can you do to manage that overall?

22 MS. GORDON: Good, yes. I agree. Thank
23 you.

24 MEMBER CREEDON: Can I ask a question?

25 CHAIRWOMAN HAMMES: Sure. Dan wants to

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1 ask you a question, Dinni.

2 MEMBER CREEDON: I hadn't heard any
3 discussion of places for residents to park, but
4 I had heard discussion, here probably, about a
5 pass, sticker, or a tag that would allow
6 residents to park in the other paid spots and
7 I'm wondering if that's, if you're finding
8 that?

9 MS. GORDON: I think the two things that
10 I've heard are the request of why don't we have
11 a sticker as resident that makes it possible
12 for us to park? But the other question has
13 been, you know, well, somebody mentioned to me,
14 and I'm sort in agreement about this, why don't
15 we use that lot over on First Street by the
16 railroad? I don't know if the LIRR may own
17 that. That may be very complicated, but the
18 idea being that people would be fine with
19 having to walk five or six blocks to get to
20 Fourth Street or Sixth Street area by the
21 railroad where there is a lot, which might be
22 used for specifically with a hedge.

23 CHAIRWOMAN HAMMES: So Brian would
24 probably have to confirm this, but my
25 understanding is there is a tension in terms of

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1 if you wanted to designate resident only as
2 opposed to exempting people from paying for
3 parking with a resident sticker, is that you
4 need New York State approval to do that.

5 VILLAGE ATTORNEY: So the roadways,
6 including parking lots are open to the general
7 public, not just residents.

8 CHAIRWOMAN HAMMES: Right. So my
9 understanding is that you can go to New York
10 State and ask for them to approve --

11 VILLAGE ATTORNEY: You need legislation.

12 CHAIRWOMAN HAMMES: -- but can't just do
13 that on your own. I think that the work around
14 on that is, frankly, to have it all paid
15 parking and exempt residents with a sticker
16 from paid parking because that I think you can
17 do without the State approval is my
18 understanding.

19 MEMBER CREEDON: You can't enforce it.

20 VILLAGE ATTORNEY: I think I have a
21 different opinion on that, but I'd have to look
22 into it.

23 CHAIRWOMAN HAMMES: In any event, again,
24 it's pull the string. You know, it seems
25 really easy.

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1 MS. GORDON: I was not suggesting it was
2 easy. I was just answering Dan's question.

3 CHAIRWOMAN HAMMES: Yeah, yeah, no, no. I
4 appreciate it. I just wanted to raise that
5 because, again, a lot of time people start to
6 go down a path and they go, well, this is the
7 solution. But then they realize the solution
8 isn't quite as easy. You know, those damn
9 laws, they get in the way.

10 MEMBER TALERMAN: Just a point from the
11 survey. Overarchingly more than 65 percent of
12 all survey respondents were in favor of the
13 sticker program. In terms of paid parking or
14 paid parking in lots and on different streets,
15 we were anywhere between 30 and 50 percent in
16 favor of that. So the sticker program is
17 something that definitely had a favorable
18 response.

19 CHAIRWOMAN HAMMES: But as noted, we also
20 didn't ask the question on paid parking to the
21 point that paid parking reduces the likelihood
22 that our property taxes will all go up.

23 So state your name and address again.

24 MR. AURICHIO: So my name is the same as
25 it was before, Andy Aurichio, Goldin Furniture,

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1 Greenport Auditorium.

2 Listen, I just want to get a couple things
3 off my chest, listening to you guys. You been
4 25 years. I been here 50 years. The first 25
5 years, this town was a year round town. We had
6 clothing stores. We had pharmacies. You name
7 it; we had it until Riverhead developed the
8 Tanger area. Ever since then, Greenport has
9 been going down towards all tourism. All the
10 year round businesses are gone.

11 My question to you guys is, what's your
12 plan for the future? You're the Planning
13 Board. What do you see happening in Greenport
14 in 25 years? Anybody have an opinion?

15 CHAIRWOMAN HAMMES: Very good question.
16 That's what we're working towards.

17 MR. AURICHIO: You have an opinion now?
18 Because I heard that you guys had visions.

19 CHAIRWOMAN HAMMES: No, we're soliciting
20 public input. I think the plan is, hopefully,
21 the Village will be successful in getting a
22 grant and we'll update our LWRP (phonetic) and
23 that will set the policy objectives for the
24 Village.

25 MR. AURICHIO: LWRP?

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1 CHAIRWOMAN HAMMES: The Waterfront
2 Revitalization Plan, and access comprehensive
3 plan for the Village.

4 MR. AURICHIO: We had waterfront. We had
5 Mitchell's over there. That was the
6 waterfront. Now what do you got? Well, you
7 still got the waterfront. You got the boats,
8 which is good. I'm glad to see that.

9 But listen, we don't have year round
10 businesses anymore and they ain't coming back.
11 I was a year round business. Saturday was my
12 busiest day. Now it's the worst day because
13 you can't get a parking space. My customers
14 don't want to walk five blocks to come to the
15 store. They don't have to. They can go
16 Riverhead and park right in front of the store
17 and go in. Okay?

18 CHAIRWOMAN HAMMES: It's a macroeconomic
19 problem. I totally understand.

20 MR. AURICHIO: It's what?

21 CHAIRWOMAN HAMMES: It's a macroeconomic
22 problem.

23 MR. AURICHIO: Yeah, it's all about money.

24 CHAIRWOMAN HAMMES: I totally understand.

25 MR. AURICHIO: I mean, it's a tourist

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1 related economy as far as I can see. You got
2 restaurants and you got tourist traps and you
3 got tourists coming. You got the carousel down
4 there.

5 MEMBER CREEDON: Three ice cream shops.

6 MR. AURICHIO: Ice cream shops and
7 restaurants up the ga-zing and --

8 CHAIRWOMAN HAMMES: You know, it's
9 interesting because I did hear this week that
10 both Irina (phonetic) and (inaudible) had a
11 very good year. Those are more year round
12 businesses. They're not just tourist based.
13 They're open year round.

14 MR. AURICHIO: Who's that now?

15 CHAIRWOMAN HAMMES: The White Weather Barn
16 and the Pet Shop. Those had a good summer.

17 MEMBER TALERMAN: The Weathered Barn and
18 the Pet Shop.

19 CHAIRWOMAN HAMMES: And they're both open
20 year round.

21 MR. AURICHIO: So what's your point?

22 CHAIRWOMAN HAMMES: There are some year
23 round businesses and they do fine in the summer
24 and then they make do the rest of the year,
25 but they're open year round. Actually, there's

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1 more places open year round in the Village than
2 you realize. There are a lot that aren't.

3 MR. AURICHIO: I know the Village. I'm
4 here six days a week for 50 years. I know, all
5 right. You're right. There is some year round
6 businesses, but you don't have what you used to
7 have. Where's the clothing store? Where's
8 that?

9 CHAIRWOMAN HAMMES: Capitalism at its
10 best, Andy.

11 MR. AURICHIO: What's that?

12 CHAIRWOMAN HAMMES: Capitalism at its
13 best.

14 MR. AURICHIO: All right. Here's my
15 point.

16 MEMBER CREEDON: (Inaudible) and
17 everybody's ordering stuff online.

18 MR. AURICHIO: Yeah, you got Amazon. You
19 got online. So, you know, the brick and mortar
20 business, forget it, and retail is just not --

21 CHAIRWOMAN HAMMES: But Southold is doing
22 well.

23 MR. AURICHIO: I'm sure they are.

24 CHAIRWOMAN HAMMES: No, they are. They
25 have a very strong retail business in Southold.

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1 MR. AURICHIO: Yeah, one block with a
2 restaurant.

3 CHAIRWOMAN HAMMES: Okay, five more
4 businesses in the Village if they were here
5 instead.

6 MR. AURICHIO: I think we're getting off
7 the track here.

8 The point is, the point is, okay. Here's
9 another thing you guys brought up, parking
10 related to hotels, apartments, and stuff like
11 that.

12 First of all, is there any space to build
13 another hotel in this Greenport Village? Where
14 you gonna put another hotel?

15 CHAIRWOMAN HAMMES: You can always tear
16 something down.

17 MR. AURICHIO: So everyone that's here now
18 has parking, so it's not a problem. Shouldn't
19 be.

20 CHAIRWOMAN HAMMES: Wait, but everybody is
21 saying that it is a problem.

22 MEMBER TALERMAN: You just said it was a
23 problem.

24 MR. AURICHIO: You said, no, it's in your,
25 in your --

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1 CHAIRWOMAN HAMMES: No. Those are
2 required to have parking, and they already have
3 it.

4 MR. AURICHIO: And you're saying to build
5 a new one, they have to have parking
6 requirements. Yes, I agree with that, but you
7 can't build. Where you gonna build in
8 Greenport?

9 CHAIRWOMAN HAMMES: Well, there are some
10 places, and you could also buy properties and
11 tear them down.

12 MR. AURICHIO: Are they going to fit the
13 requirements for parking, these places?

14 CHAIRWOMAN HAMMES: Some of them could.
15 Most of them couldn't.

16 MR. AURICHIO: So that's good. That's
17 good.

18 Then the other thing, this lady was
19 talking about access. It's one of the problems
20 is workforce housing in this Village. You got
21 all these tourist traps and you need people to
22 work them and they need a place to stay. All
23 right? To handicap somebody with having to
24 provide some kind of access to get to the
25 second floor when they could walk up the

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1 stairs.

2 MEMBER TALERMAN: That's not up to us.
3 That's a State requirement or a federal
4 requirement.

5 MR. AURICHIO: I don't know what the State
6 requires. The ADA, is that what you're talking
7 about? There was a discussion about putting an
8 elevator in my place so somebody could get to
9 the second floor.

10 MEMBER TALERMAN: We can't do anything
11 about that.

12 MR. AURICHIO: My question is, what did
13 they do 125 years ago? They didn't have
14 elevators. What did somebody who couldn't walk
15 up the stairs do 125 years ago? They didn't go
16 up the stairs. That's what they did.

17 MEMBER TALERMAN: It was discriminatory.

18 CHAIRWOMAN HAMMES: They could allow those
19 units to be on the first floor too. I think
20 what Elizabeth's point was, don't come in here
21 and put a site plan before this Board for our
22 approval that doesn't meet legal requirements
23 because we can't override legal requirements
24 and one of those relates to accessibility. I
25 think that was really what your point was.

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1 MEMBER TALERMAN: Yes.

2 CHAIRWOMAN HAMMES: And then don't try to
3 turn around and say you're not getting approval
4 for other reasons because you didn't put
5 something forward before this Board that we
6 legally could approve.

7 MR. AURICHIO: I didn't do anything. It's
8 the person who wants to buy the place. She
9 told me it was being held up in the Planning
10 Board. Talk to your mayor and he said he got
11 the plan. They gave it to a firm --

12 CHAIRWOMAN HAMMES: We're not talking
13 about accessibility about your building.

14 MR. AURICHIO: You keep bring up planning
15 and I'm going to tell you and I got to talk to
16 this Mr. Stolar after this.

17 I don't agree with a lot of things you're
18 saying and all these requirements, you know?

19 I'm done. Thank you very much.

20 CHAIRWOMAN HAMMES: Anybody on this Board
21 have anything else?

22 (No verbal response given.)

23 Just one note that wasn't on here. As
24 this Board knows, we're trying to put together,
25 working towards our schedule for next year of

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1 an outline and kind of the protocol that we're
2 going to follow with respect to how things flow
3 through the Building Department and all that,
4 which is part of this overall exercise to try
5 to get things working more in a line that
6 everyone knows and understands.

7 Brian sent me a few comments on them.
8 They're negligible, but I'm going to update
9 that and that will at our next meeting be the
10 resolution to pass and then we'll work with the
11 Building Department to implement that more. I
12 mean, it's what we're supposed to be doing now.
13 I think it just makes it clearer what
14 everybody's roles are in the process so we
15 don't have some of the frustrations that some
16 of the people have discussed today around here
17 and that's all that I have.

18 Frances, do you have something else?

19 MEMBER WALTON: Just one other comment,
20 which is I think this Board agrees that
21 workforce housing is a critical issue for the
22 Village. So, absolutely it was actually
23 discussed. It was a point that I emphasized at
24 our last meeting when we discussed the housing
25 framework initially. So, you know, totally

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1 agree with that, with you on that point.

2 Appreciate your raising it here today.

3 CHAIRWOMAN HAMMES: Okay. I'm going to
4 make a motion to close this meeting, this
5 hearing. Second?

6 MEMBER WALTON: Second.

7 CHAIRWOMAN HAMMES: All those in favor?

8 (All ayes.)

9 The meeting is closed.

10 Thank you very much for all of you who
11 participated.

12

13 (Time Noted: 5:46 p.m.)

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C E R T I F I C A T E

I, D. Leigh Chapman, a Shorthand Reporter
and Notary Public of the State of New York, do
hereby certify:

That the above and foregoing contains a
true and correct transcription of the
proceedings.

I further certify that I am not related to
any of the parties to this action by blood or
marriage; and that I am in no way interested in
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 10th day of September, 2025.

D. Leigh Chapman

D. Leigh Chapman

<div>CHAIRMAN SPERANZA: [1] 33/2</div> <div>CHAIRWOMAN HAMMES: [125]</div> <div>CLERK: [2] 5/10 43/10</div> <div>MEMBER CREEDON: [28] 17/9 17/16 24/23 30/16 31/14 31/20 32/5 32/20 32/24 33/3 34/1 34/12 49/15 58/7 60/11 60/24 61/2 61/6 69/19 69/23 70/2 71/2 72/7 76/24 77/2 78/19 82/5 83/16</div> <div>MEMBER TALERMAN: [29] 6/8 12/3 12/16 12/21 13/5 13/10 13/14 14/2 16/12 18/23 23/14 24/20 25/1 26/2 26/5 26/24 28/21 30/14 56/15 58/9 58/17 68/25 79/10 82/17 84/22 86/2 86/10 86/17 87/1</div> <div>MEMBER WALTON: [10] 17/3 20/21 22/8 23/4 23/9 62/3 64/17 69/9 88/19 89/6</div> <div>MR. AURICHIO: [64] 41/4 41/9 41/15 41/20 42/7 42/10 43/3 43/12 43/16 44/1 44/5 44/9 44/14 44/16 44/23 45/5 45/8 45/14 45/18 45/25 46/7 46/17 46/22 47/11 47/18 48/3 48/7 49/17 50/8 50/11 51/1 51/3 51/11 51/14 61/11 61/15 61/19 61/25 79/24 80/17 80/25 81/4 81/20 81/23 81/25 82/6 82/14 82/21 83/3 83/11 83/14 83/18 83/23 84/1 84/6 84/17 84/24 85/4 85/12 85/16 86/5 86/12 87/7 87/14</div> <div>MR. 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