

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK: STATE OF NEW YORK

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VILLAGE OF GREENPORT PLANNING BOARD

REGULAR MEETING

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Third Street Firehouse

Greenport, New York 11944

September 22, 2025

4:00 p.m.

BEFORE:

TRICIA HAMMES - CHAIRPERSON

DANIEL CREEDON - MEMBER (ABSENT)

ELIZABETH TALERMAN - MEMBER

FRANCIS WALTON - MEMBER

SHAWN BUCHANAN- MEMBER

MICHAEL NOONE - CLERK TO THE BOARD

TAKEN BY: Gloria Rosante - Stenographer

1  
2  
3 MS. HAMMES: Good afternoon.

4 Thank you for joining us. This is the  
5 scheduled work session and regular  
6 meeting of the Village of Greenport  
7 Planning Board for Monday 22, 2025.

8 It is now 4 p.m. and I call, or 3:59  
9 p.m. and I call this meeting to order.

10 This is a public meeting. While we  
11 have no applications or hearing before  
12 us today we will be discussing several  
13 important zoning and planning topics  
14 as part of our ongoing review of the  
15 village code.

16 This work builds on several months  
17 of discussion and outreach, including  
18 the planning board survey that is  
19 aimed at shaping probable long term  
20 updates to our zoning code. There  
21 will be opportunities for public  
22 comment this afternoon. When speaking  
23 please state your name, address, and  
24 any business affiliation in the  
25 Village or the Town of Southold. We

1 ask that remarks remain on topic,  
2 respectful, and directed to the board.

3 The first order of business is a  
4 motion to accept and approve the  
5 minutes of the July 28, 2025, Planning  
6 Board Work Session, Public Hearings,  
7 and Regular Meeting. Do I have a  
8 second?

9 MS. WALTON: Second.

10  
11 MS. HAMMES: All those in favor.

12 THE BOARD: Aye.

13 MS. HAMMES: Any opposed? Motion  
14 carried.

15 The next order of business is a  
16 motion to accept and approve the  
17 minutes of the August 15, 2025,  
18 Planning board Work Session, Public  
19 Hearings and Regular Meeting. Do I  
20 have a second?

21 MS. WALTON: Second.

22 MS. HAMMES: All those in favor?

23 THE BOARD: Aye.

24 MS. HAMMES: Any opposed? Motion  
25 carried.

1           The next order of business is a  
2           motion to accept and approve the  
3           minutes of the September 5, 2025,  
4           Planning Board Work Session, Public  
5           Hearing, and Regular Meeting. Do I  
6           have a second?

7           MS. WALTON: Second.

8           MS. HAMMES: All those in favor?

9           THE BOARD: Aye.

10          MS. HAMMES: Any opposed? Motion  
11          carried.

12          The next discuss is related to the  
13          proposed protocol governing the  
14          process for matters such as site plans  
15          and conditional use applications, or  
16          entertainment permit applications  
17          which require planning board approval.  
18          A copy of the proposed protocol was  
19          posted as part of the agenda items for  
20          this afternoons meeting.

21          Before we move into discussion I  
22          want to briefly explain why the  
23          planning board is seeking to adopt  
24          this protocol formally. This is  
25          really about strengthening

1 transparency and fairness. By setting  
2 clear deadlines and documentation  
3 requirements we make sure applicants  
4 know exactly what is expected and  
5 whether it's for every applicant  
6 whether a large project or smaller  
7 project is treated in the same way.  
8 It takes the discretion and guess work  
9 out of the process. It also assures  
10 that board members, staff and  
11 consultants have enough time to review  
12 complete application materials in  
13 advance. That preparation makes our  
14 meeting more substantive, our  
15 questions more focused, and our  
16 decisions better grounded. It also  
17 helps us to meet the legal  
18 requirements for public notice so the  
19 public notice they are getting timely  
20 and accurate information.

21 Importantly this is not about  
22 adding a new hurdle, it's about  
23 setting up a predictable process that  
24 reduces prizes, avoids last minute  
25 submissions, and builds confidence

1           that applications are being considered  
2           on a full record. In short adopting  
3           this formally signals to applicants  
4           and to the community that the planning  
5           board values openness, equal treatment  
6           and consistency in how we do out work.

7           With that framing I'm going to  
8           open this up to the public for any  
9           public comment on the proposed  
10          protocol. I can see you all jumping  
11          at the bit on this one..

12          All right. Nobody? Okay. I  
13          guess then I'm gonna turn and see if  
14          anybody from the Planning Board has  
15          any questions or comments on the draft  
16          protocol. Elizabeth, maybe I'll start  
17          with you and go this way.

18          MS. TALERMAN: I don't, I'm just  
19          glad we have it.

20          MS. WALTON: I don't have  
21          anything. We've discussed it in prior  
22          meetings so don't have any further to  
23          say at this time, other than I am glad  
24          to have something formalized and hope  
25          it will help coordinate among all the

1 parties -- help coordinate among all  
2 the parties.

3 MS. HAMMES: Shawn?

4 MR. BUCHANAN: Agreed. I am very  
5 happy to see that we have this and  
6 hope that we all can stay on track  
7 with this.

8 MS. HAMMES: Okay. All right.  
9 Then at this time I would make the  
10 following motion. I move that the  
11 planning board hereby adopt the  
12 proposed protocol entitled "Village of  
13 Greenport Planning Board Protocol" for  
14 setting application related agenda  
15 items in the form attached to our  
16 agenda for our meeting on September  
17 22, 2025. In connection with this  
18 motion the planning board finds and  
19 determines as follows:

20 1. The adoption of the protocol  
21 constitutes a Type II Action under the  
22 New York State Environmental Quality  
23 Review Act, otherwise known as SEQRA,  
24 and it's implementing regulations. As  
25 it involves the adoption of routine or

1 continuing agency administration and  
2 management, including but not limited  
3 to information collection, instruction  
4 and procedural rule making, which by  
5 definition will not result in any  
6 significant adverse environmental  
7 impact.

8 2. As a Type II Action no further  
9 environmental review is required.

10 Accordingly, the planning board  
11 hereby adopts the protocol as  
12 presented and directs that the record  
13 reflects the SEQRA determination. Do  
14 I have a second?

15 MS. WALTON: Second.

16 MS. HAMMES: All those in favor?

17 THE BOARD: Aye.

18 MS. HAMMES: Motion carried.

19 The next item on our agenda is an  
20 opportunity for the public to address  
21 the planning board in respect of the  
22 proposed framework amendments and  
23 implementation overview relating to  
24 proposed amendments to Chapter 150 in  
25 respect of housing, vacancy, uses in



1 the CR Retail Commercial District,  
2 parking, Planning Board process, and  
3 curb cuts and driveways.

4 This is a continuation of the  
5 ongoing discussions that the board has  
6 been having for the last several  
7 months. The draft documents were  
8 posted as part of the agenda for this  
9 meeting.

10 Before opening up to the public I  
11 have a few things I would like to say.  
12 First, there have been some questions  
13 raised as to the jurisdiction of the  
14 Planning Board in respect of the  
15 hearings we've been having the last  
16 few months seeking public input on  
17 planning and zoning matters, as well  
18 as planning board survey and our  
19 discussions on the proposed framework  
20 amendments. With this in mind I would  
21 like to highlight the following  
22 provisions of both New York State Law  
23 and Village code.

24 Specifically, New York State Law  
25 provides the following with respect to

1 the role of a Municipal Planning  
2 Board. A Planning Board may recommend  
3 to the Village Board of Trustees  
4 regulations relating to any subject  
5 matter over which the Planning Board  
6 has jurisdiction under this article,  
7 or any other statute, or under any  
8 local law in the Village. Adoption of  
9 any such recommendations by the  
10 Village Board of Trustees shall be by  
11 local all. In addition New York State  
12 Law provides, a Planning Board may  
13 review and make recommendations on a  
14 proposed Village comprehensive plan or  
15 amendment thereto. In addition the  
16 Planning Board shall have the full  
17 power and authority to make  
18 investigations, maps, reports and  
19 recommendations in connection  
20 therewith relating to the planning and  
21 development of the Village as it seems  
22 desirable providing the total  
23 expenditures of said board shall not  
24 exceed the appropriation provided  
25 therefore.

1           Finally, section 150.32 of the  
2 Village Code specifically says that  
3 Chapter 150 can be amended by the  
4 Board of Trustees, based on, among  
5 other things the recommendations of  
6 the Planning Board. I would note that  
7 small municipalities a Planning Board  
8 generally serves as the primary  
9 advisory body to the Board of Trustees  
10 on zoning and code related matters due  
11 to the clear statutory basis for it's  
12 jurisdiction on these matters. As a  
13 general rule municipalities that have  
14 a separate code committee generally do  
15 so either because the Planning Board  
16 does not have the time or willingness  
17 to address planning and zoning matters  
18 more generally, or because there is a  
19 need for general review and input  
20 across various chapters of the  
21 municipalities code. As an aside, I  
22 believe that the process the Planning  
23 Board has been following has been more  
24 accessible to the public than the code  
25 work previously done by the prior code

1           committee. I do acknowledge I was a  
2           member of the code committee. I know  
3           in particular all the meetings of the  
4           code committee were open to the public  
5           for attendance, they were not taped,  
6           or broadcast, minutes were not kept  
7           and draft work product was generally  
8           not made available for comment by the  
9           public until it had moved to the Board  
10          of Trustees for final consideration.  
11          It was only at that stage of the  
12          process that there was an actually  
13          opportunity for public input and  
14          hearing. In contrast the Planning  
15          Board has made discussion documents  
16          publicly available and has  
17          specifically requested public input at  
18          all of it's meetings on zoning and  
19          planning matters, as well as  
20          encouraging the public to feel free to  
21          submit written comment. We have tried  
22          to make this as open and transparent a  
23          process as our intent is to reflect  
24          the overall communities input. This  
25          is in fact by all of the proposed

1 draft and framework amendment  
2 documents specifically include a  
3 section on anticipated community  
4 concerns.

5 I am now going to open it up for  
6 the public for any comments or  
7 statements they would like to make in  
8 respect to the framework amendment and  
9 implementation and overview.

10 MR. WILE: It's a short list in  
11 here today. That is an epic document,  
12 for sure. Ian Wile, speaking today on  
13 behalf of the Hold Fast Fund in  
14 Greenport, but also Little Creek  
15 Oysters. I represent Little Creek  
16 Oysters, and a resident at 234 5th  
17 Avenue, so lot's of headlines today.  
18 But I'm specifically here on behalf of  
19 the Hold Fast Fund. By way of  
20 introduction to that it's our  
21 nonprofit that we founded after -- in  
22 the wake of Covid that was  
23 specifically engineered towards  
24 looking at the sustainability and  
25 mentorship of small entrepreneurs

1           within our community. Especially, at  
2           the time trying to survive that first  
3           summer but then ongoing it became a  
4           development aimed to help small  
5           pop-ups and start-ups, and we've  
6           proudly fostered a number of these  
7           things.

8           By way of that I'm very interested  
9           to see what opportunities are  
10          available in the Village, and are not  
11          available in the Village and I think  
12          that what I see in this framework it  
13          does looks like some tremendous work  
14          has gone in there in terms of maybe  
15          simplifying a lot of the things that  
16          were impediments, and then I have some  
17          general comments about some new  
18          things. But if I'm able to ask a  
19          question about process. As you said,  
20          in the past the work process was  
21          complicated for the public and then if  
22          it went it went through code, and by  
23          the time we kind of all got to it was  
24          in the Board of Trustees and then  
25          there was the general frustration that

1           it was at the finish line and not in  
2           work process right. So then mutual  
3           frustration, right. Everybody had  
4           been working so hard on some of these  
5           for a year, two years, suddenly met a  
6           crowd that was like, well wait a  
7           minute we didn't know about this, we  
8           didn't talk about that.

9           So, I'm approaching this document  
10          as a work product and then I assume  
11          that the next step -- at some point  
12          you'll would make recommendation that  
13          to forward your work product get  
14          forwarded to the Board and that would  
15          open another round of public comment  
16          period before they would adopt change.  
17          That's sort of how I'm responding  
18          unless your -- it's a path to  
19          something today whether this moves to  
20          the board today. If you have a time  
21          line that would be helpful.

22          MS. HAMMES: Yes, so the plan is  
23          actually to move it to the board  
24          imminently, partly because we have  
25          been gathering the information for

1 months now, and partly because I think  
2 even when it goes to the board we  
3 don't consider this a final work  
4 product, or even something that I  
5 think the full board is one hundred  
6 percent signed off on. I mean the  
7 general consensus that it reflects  
8 things that we've been hearing and  
9 addresses a lot of the issues that we  
10 as a board have seen happen over the  
11 last two years from the 2023  
12 amendments, but we're not a  
13 legislative body and we have not  
14 received, you know, any list of  
15 priorities for specific direction from  
16 the Board of Trustees that would say  
17 that this is something that we should  
18 double down on, or that this is a  
19 direction that they even want to go  
20 in. And I think before this board  
21 does much more work other than  
22 continuing to be open to public  
23 discussion, and continue to update the  
24 Board of Trustees with that  
25 information we are seeking for the



1 board to make a determination as to  
2 what it wants to do in terms of next  
3 steps. Um, I know at last weeks Board  
4 of Trustees meeting there was some  
5 discussion about potentially review --  
6 the board sending it off to a  
7 reconstituted Code Committee which we  
8 are in the process of trying to  
9 reconstitute in particular assuming  
10 that the LWRP process picks back up.  
11 That's, I don't think, something  
12 that's going to happen imminently in  
13 terms of the Code Committee, we're  
14 hoping to get, you know, a diverse  
15 group of people committed to doing  
16 that, but it will kind of be up to the  
17 board to whether it wants to go  
18 another round in that direction, or  
19 whether it wants to hold it's hearings  
20 for the public, or whether it want's  
21 to say you know what we think housing  
22 is the priority let's send it back to  
23 the Planning Board and have them drill  
24 down a little bit more on this and  
25 work with counsel. You know, I think,

1 at least, you know speaking for the  
2 people that have been at the last  
3 couple months of Board meetings on  
4 this other than again, to continue to  
5 solicit input, and we know that we  
6 have a meeting at the end of October  
7 with the business community although  
8 that was not intended to be  
9 specifically on these documents, we're  
10 kind of hitting a point where there's  
11 not a lot more in terms of writing  
12 that we think we should be doing at  
13 this point of proposal making. If  
14 that is helpful color for you.

15 MR. WILE: Yep, yep, and  
16 originally I didn't attend the meeting  
17 prior to the October meeting which in  
18 the timeline made a lot more sense if  
19 this was going to be forwarded along  
20 and so since this meeting will happen  
21 after this sort of my call to present  
22 today I'll be happy to reiterate the  
23 thoughts to the Board. And I think my  
24 general note is, you know, there is  
25 this mutual care for what the body

1       makeup of the residential community  
2       districts are. I'm a resident so I  
3       like to spend my time here, and I'm a  
4       year round person here and so I  
5       understand the idea of of trying to  
6       drive and create this cohesive year  
7       round or multi-seasonal thing. I  
8       think my interesting kink is that I  
9       always have is whether or not this  
10      board or specifically the Board of  
11      Directors or this code is capable of  
12      doing that. Not whether or not it's  
13      within the jurisdiction or the lane,  
14      but whether or not it is capable of  
15      acting as a job creator, without being  
16      a job creator partner. As a job  
17      creator, I know how difficult it is in  
18      a seasonal job. I've run a seasonal  
19      concession at Orient Beach State Park  
20      that was a 12 week, by definition, it  
21      can't be longer. I've run it 11 years  
22      now we're a year round business here  
23      so I know what that's like. I do  
24      think it's a complicated thing to --  
25      one of the first things that struck me

1 is this new conditional use for  
2 seasonal, and a couple of notes that I  
3 would have on it. But as I was  
4 walking through yesterday -- I read  
5 this and walked the town yesterday,  
6 and I do think that sometimes we ring  
7 our hands and pull our hair at the  
8 decay of whatever, decay of the  
9 Village, the decay of the modern  
10 civilization, decay of everything and  
11 it feels like the same kind of thing  
12 that comes down from the federal  
13 government and I would like to just  
14 say, as a positive note, that my  
15 inventory of nonfood retail and art  
16 included: 2 independent grocery  
17 stores not a corporate chain, 2  
18 independent drugstores, 1 independent  
19 plumbing supply company, 1 independent  
20 hardware and lumber store, 1  
21 independent bookstore, 3 health  
22 clinics, 1 hospital, 3 physical  
23 fitness or gym locations, 3  
24 independent gas stations, 4  
25 convenience stores, 4 banks, 3

1 shipyards, 2 bike round businesses, a  
2 movie theatre, marine sport businesses  
3 including divers, mechanics,  
4 electricians, welders and multiple  
5 multiple professional service offices.  
6 Nothing in that includes restaurants  
7 and nightclubs and all of the things  
8 that like the boogeyman keep us awake  
9 at night. That is a very dynamic set  
10 inventory for a very small place.

11 I've traveled this United States  
12 on small roads, through main streets,  
13 over 40,000 the ones that I would say  
14 most closely represented by the "asks"  
15 in some of this document. The  
16 incidental consequences, accept for  
17 the fact that it's a formula business,  
18 all look the same. It has a Dollar  
19 General, at what was the head of main  
20 street and then one hundred percent  
21 vacancy throughout. What we have is a  
22 bunch of quirky nuts who've decided to  
23 stick it out and I'm so proud to be  
24 part of that group. And some of them  
25 have more money and some of them have

1 no money, and it is a really dynamic  
2 group. And some will succeed and some  
3 will fail and I will spend my same  
4 time with everybody else worried about  
5 billionaire investment and large and  
6 small scale. The market is treating  
7 some people to a lesson over the last  
8 year or two and some of us are  
9 enjoying watching it, but the  
10 vacancies we're seeing here now are  
11 not because somebody doesn't want to  
12 run something. There's room for  
13 people so anybody on this board who  
14 has a great idea, or somebody on the  
15 Board of Directors has a great idea  
16 should start something but otherwise  
17 I'm really concerned about putting  
18 some of the new barriers up. I love  
19 that a lot of the barriers are coming  
20 down. I have to congratulate  
21 everybody here and get rid of the  
22 parking recommendation for everything.  
23 I think it's the single largest waste  
24 of human resources in a hundred years  
25 of Greenport meetings. My favorite

1           one of those board meetings was one  
2           once Carlos DeJesus got up and read --  
3           a newspaper clip 1932, Greenport  
4           Parking Problem had a crisis, 1943  
5           Greenport Parking -- we've been doing  
6           it for a hundred years. It's been the  
7           same size, same number, it's fine. I  
8           would say that some of the people who  
9           write in to the survey that we have a  
10          commercial district and a residential  
11          district but we don't have a  
12          commercial streets and residential  
13          streets. If you want to make a  
14          residential parking district, that's  
15          fine, but one should expect cars on  
16          the street. I happen to live on a  
17          street that is fully parked 12 months  
18          of the year, not 12 weeks of the year.  
19          And so some of the comments about cars  
20          intruding into residential districts  
21          on the 12 Saturdays that we're busy,  
22          strikes to me of a little bit of  
23          privilege. It means that those notes  
24          come from a not high density  
25          neighborhood like most of us.

1           So I am very excited about  
2       dropping all the -- those payment in  
3       lieu, and parking requirements. I  
4       think that that's an incredible  
5       chokehold. Whether or not they really  
6       existed I think they were a barrier to  
7       a mental step forward to anyone that  
8       wants to apply or try something new.  
9       It's the general fear that this was  
10      gonna happen. I know this is probably  
11      unpopular with this board and I know  
12      there's modifications to this law in  
13      this packet. I would love to formally  
14      request that the entertainment and  
15      event permit be stricken. We own code  
16      in our Village code that handles noise  
17      complaints and noise ordinances, and  
18      this is legislation on top of  
19      legislation. And I find it to be not  
20      only ineffective but the way that's  
21      it's written, it's written from  
22      somebody who doesn't own or operate a  
23      business and it is problematic in it's  
24      application, and problematic in it's  
25      execution. The new plan as put



1 forward here certainly comes a long  
2 way but it feels like paring it down  
3 so close that it -- you could just  
4 refer to the existing code that we've  
5 had on our books.

6 I will say that one note on again,  
7 I kind of got hung up on the seasonal  
8 thing. As somebody who works in the  
9 fish and aquaculture industry, I would  
10 like to point that while we're all  
11 pulling our hair about whatever this  
12 perceived seasonal boogeyman is and  
13 what it does to this Village. When it  
14 was this whatever Greenport Great  
15 Again moment when we had bunker boats  
16 and all that, those were seasonal  
17 businesses. They worked two seasons,  
18 heads or tails. The fishing industry  
19 is a seasonal business. The marina  
20 business is a seasonal business.  
21 Greenport's own most dynamic  
22 businesses. Greenport's Village owned  
23 businesses are seasonal businesses.  
24 And I think if the current reaction  
25 from myself and some other job

1 creators, and business owners in this  
2 Town is that there's a split -- I  
3 don't know, rules for thee and not for  
4 me kind of situation where the  
5 Village for example, throws a  
6 wonderful, really wonderful tradition  
7 of the Monday night dances. I think  
8 everybody likes that. It's live music  
9 with no noise mitigation effort  
10 required. Nobody I have ever heard of  
11 complains about the parking that, you  
12 know, whatever situation happens on a  
13 Monday night because it's a social  
14 night. But it is a high volume number  
15 of people who've arrived in Town to  
16 hear live music. I happen to love it  
17 but it does only happen for 12 weeks.  
18 If businesses are encouraged to only  
19 be year round, then why doesn't the  
20 Village run it entertainment programs  
21 year round. It doesn't because only  
22 50 people will go to them and it  
23 doesn't function.

24 The Maritime Festival, which we  
25 all just enjoyed which seems quite

1           busy. That's Greenport's Village  
2           owned festival and it's a tourism  
3           based festival. It would not exist in  
4           the middle of February, you could try  
5           it and we'll see what happens, but it  
6           is engineered by the Village to be a  
7           tourism based festival. It had live  
8           music and it had no parking screaming  
9           that I've heard of. The fishing pier  
10          that we have down there, those, you  
11          know, in terms of the vacancy registry  
12          -- most of those 11 boats on that pier  
13          I would describe as vacant. They are  
14          not fishing boats. They do not fish.  
15          They are vacant. They are cute in  
16          pictures and we argue that we are a  
17          maritime village but those are pretend  
18          boats with the exception of one. It  
19          used to be the exceptio of 4, 3 of  
20          them have left the industry and 1 is  
21          camped out here. Most of those are  
22          non-fishing boats and I would describe  
23          them as vacant if that's where we're  
24          heading. Other seasonal businesses  
25          that I would describe. The Ships

1       Agency, which handles the Village  
2       yachts that come into the Village's  
3       own business, which is seasonal.  
4       Which on that note I've asked the  
5       Village marina to remain open through  
6       the winter for 10 years because the  
7       local -- when that happens the scallop  
8       fleet and fall fishing is legendary  
9       here, but the marina itself has  
10      remained closed at the end of it's  
11      season. So the Village again, is  
12      determined to run just a seasonal  
13      business but ask us to make sure that  
14      we run a year round business. We hire  
15      an incredible number of people. I'm a  
16      year round business, but I will tell  
17      you that I can not find more employees  
18      today. So I can find lots of  
19      employees who live here. Who are  
20      people's sons, daughters, nieces,  
21      nephews, grandchildren. We've  
22      parented them. We've taught them how  
23      to do their taxes. We get them off to  
24      college and that's our job. And  
25      they're not here in the summer, so if

1 we don't have a bump in that you're  
2 going to hear from the aunts and  
3 uncles, and moms and dads, and  
4 grandparents that their kids don't  
5 have a place to work. And that  
6 they're not coming home. So we have  
7 this incredibly homegrown talent that  
8 lives here and I'd hate to see that  
9 depart. I think that in general you  
10 know and I've already to this board  
11 before about the vacancy registry that  
12 I think it's punitive and opportunity  
13 based. I've asked for it to be an  
14 availability registry and not a  
15 vacancy registry because all -- as  
16 somebody that needed a place to stay,  
17 a place to land after we lost our  
18 business last October, I found that  
19 not all vacant properties are  
20 available. And not all available  
21 properties are vacant. And so how  
22 does one know what's there -- most of  
23 them in the commercial district are  
24 not listed by the realtors. The one's  
25 that are perpetually vacant, you know,

1 I'd love to see that dynamic visual  
2 improvement out there but I am not  
3 sure that this board or the Village  
4 itself has the resources or the  
5 wherewithal, the take upon, the action  
6 of set dressing the Village that is  
7 not completely seasonal. This place  
8 is alive one hundred percent of the  
9 year at a sustainable level. Would I  
10 love to see some more, yes. Would I  
11 love to see in these kinds of  
12 paperworks is instead of what can't be  
13 here is what you imagine could be.  
14 Because that list is the thing that  
15 tells people what to think about, and  
16 then -- because in these definitions,  
17 and in these rules, and in these  
18 contingent uses what you end up with  
19 is people afraid to begin. Because it  
20 costs so much to start and if you  
21 think you're gonna be lost for a  
22 period of time with pushback or you'll  
23 be in trouble you may not start. And  
24 that's when I sit with young  
25 entrepreneurs, that's their fear.

1           They don't have a runway. They have  
2           five minutes and three weeks worth of  
3           savings, and it needs to work or not  
4           work. So I see that there's an  
5           interest in opening some available  
6           opportunity maybe for pop-ups. How to  
7           square pop-ups with seasonal.  
8           Pop-ups, yes but seasonal, no. I'm  
9           not sure I understand the difference  
10          between a three month pop-up and a  
11          three month seasonal business. Why  
12          one is good and one is bad. I don't  
13          --

14               And then my last thing, which goes  
15          back 20 years to the first time on  
16          Economic Development Committee with  
17          Southold Town. I agreed with Scott  
18          Russell on almost nothing in my entire  
19          life. But I will say at one point he  
20          got up and he said "look here's the  
21          deal, we're not smart enough to define  
22          jobs that are haven't been invented  
23          yet. And if you try to define jobs  
24          that haven't been invented yet you  
25          wouldn't have -- if you think about

1 all of the things we do today, whether  
2 it's phones or computers, or any of  
3 those jobs didn't exist the last time  
4 that code was written and I'd sure  
5 hate to bake in a set of code that  
6 exists today about jobs that exists  
7 today when I've met people who want to  
8 invent something new that you don't  
9 know about, and I don't know about,  
10 and we should make that their home.

11 This can be a place for innovation but  
12 it can't be if we try and pretend that  
13 this group, or me, or the board knows  
14 better for what works in any  
15 storefront or any commercial space.

16 The only last thing is the single  
17 largest -- - aside from the Village,  
18 the single largest seasonal business  
19 in this town exists in the residential  
20 district and so all of this work on  
21 the commercial district kind of  
22 separation to make it the enemy.

23 There are more businesses in the  
24 residential district in short-term  
25 rental housing than there are in the



1 entire Village of Greenport in terms  
2 of business. Thank you for your time  
3 and patience. I'll add this to a  
4 board meeting in the future too.

5 MS. HAMMES: Just a couple points.  
6 I think the intention, whether or not  
7 it accomplishes it or not, of the uses  
8 and focusing on the CR was not to  
9 treat the CR as a boogeyman, in fact,  
10 it was to try to clarify the actually  
11 vast amount of the things that are --  
12 can be done in the district. And even  
13 the things that you've mentioned it's  
14 not that they can't be done they're  
15 just conditional uses, which means  
16 they require Planning Board approval,  
17 and we frankly have made it much  
18 easier for the permitted uses to not  
19 need even Planning Board approval.  
20 Historically an intensification of the  
21 intended use a particular space  
22 required Planning Board approval and  
23 we're trying very hard to move away,  
24 and to reduce the amount of scrutiny.

25 On the seasonal business, this is

1 the case for a number of things  
2 including the vacancy registry. I  
3 think you would find different views  
4 on this board about these things. I  
5 think we were trying to take the  
6 feedback that we'd gotten from a  
7 number of sources. Pretty  
8 interestingly enough the business  
9 community complains about the fact  
10 that there's not enough businesses  
11 open in the winter time here. And so  
12 again, trying to use the code to send  
13 messages as to what the kind of  
14 businesses are that we would ideally  
15 like to see here, while not overly  
16 penalizing them, the seasonal  
17 businesses aren't subject to parking  
18 requirements. We're just saying if  
19 you're going to do something that's  
20 particularly intense you're gonna have  
21 to come in and talk to the Planning  
22 Board, which is really kind of the  
23 same as we have now if we kept the  
24 standard of intensification of use has  
25 to come to the Planning Board.

1           So I appreciate everything that  
2           you have said. Some of it I agree  
3           with, some of it I don't agree with.  
4           I think again, that I suspected, you  
5           know Dan is here too, between the five  
6           of us there is all things we would  
7           cherry pick in these documents that we  
8           think are good. There are things that  
9           we maybe don't love or that we think  
10          could be different. I think the  
11          overall intention and the focus on the  
12          CR has really been to try and reflect  
13          the issues that we've seen over the  
14          last two years and the applications  
15          that come before us, a lot of stuff  
16          happening behind the scenes in terms  
17          of what does this word mean, and what  
18          does that word mean, and you know,  
19          what do I have to provide and trying  
20          to make this even though it's a lot  
21          here the intent is to be -- make  
22          things much more streamlined overall  
23          for most businesses.

24               MR. WILE: Which I definitely take  
25               that -- if I didn't applaud that

1           enough I think the -- along with the  
2           parking thing the streamlining of what  
3           you can just zone for you can go  
4           forward, I think that that is great.  
5           I was super excited about that until I  
6           got to a new conditional use, which  
7           was seasonal, and I think one of my  
8           big hick-ups was not because I need  
9           another seasonal t-shirt shop or a  
10          thing like that but it's out of  
11          concern that -- look most of the WC  
12          took a bullet last year or two years  
13          ago and go upzoned into the CR and so  
14          there was a lot of talk about trying  
15          to preserve whatever working  
16          waterfront or maritime and as the only  
17          and last nonconforming -- the only and  
18          last conforming use to the WC the one  
19          thing I can say is I that didn't  
20          really understand the length and  
21          breath of what some of those uses  
22          would be. Whether it's the WC or not  
23          and what I've learned is that there's  
24          so many of what I would describe as  
25          seasonal large scale businesses, low

1        impact on the Village that we don't  
2        think of when we all write the  
3        seasonal code. I think what we're all  
4        talking about the same thing when you  
5        see it like seasonal food and beverage  
6        which is what is inferred. But I  
7        certainly would hate to put up more  
8        barriers for things that are desired  
9        businesses or that are businesses that  
10       already exist that don't have spaces.  
11       Such as a yacht agent or yacht broker,  
12       you know, concierge for all on water  
13       activity, freight forwarding for all  
14       the Villages yachts that come in and  
15       out. Fish packing and all of these  
16       things. These are seasonal businesses  
17       that could be accidentally swept in.  
18       Now I would gather that it would be  
19       scene as a low impact use during a  
20       conditional use hearing. Again, my  
21       take is I just want to make sure that  
22       people don't avoid coming and avoid  
23       trying because there's one new piece  
24       of code that says if you don't operate  
25       for more than nine months you're evil.

1           And because some -- the scalloping  
2           season, if it exists, is four months.  
3           The sea scallop season is like four  
4           weeks. The fall fishing runs four  
5           weeks. The hatchery business, you  
6           know, that you could start that here,  
7           it is like 8 weeks, 12 weeks.

8           MS. HAMMES: Also keep in mind  
9           that it's only the CR. It doesn't  
10          effect the WC.

11          MR. WILE: Since there are no more  
12          WC properties now.

13          MS. HAMMES: There are, I mean,  
14          there's the whole shipyard. There's a  
15          number of businesses in there.

16          MR. WILE: Right, but the  
17          properties located where I could today  
18          would open a very thriving waterfront  
19          commercial business are in the CR now,  
20          right. And I would open it -- we've  
21          identified three that we're either  
22          we'll open ourselves or we'll try and  
23          find an entrepreneur who would like to  
24          do it that's part of the fun. All of  
25          which would follow the Villages own

1 marina of large yachts. It's the only  
2 -- we're the only place here in Sag  
3 Harbor that can handle it and there  
4 are no services for those boats on  
5 either fork or the rest of this Island  
6 from New York City to Newport. So  
7 there's an opportunity for someone  
8 here to do a marine related business  
9 but it's good for April until  
10 September.

11 Anyway, it's mostly about not  
12 having an incidental consequence by  
13 trying to find seasonal businesses. I  
14 think if there's another phrase  
15 because I -- community is whatever it  
16 is imagined to be upset about  
17 something and I am not sure they would  
18 be upset about the things that we just  
19 described but those people will not  
20 apply if there's another barrier in my  
21 opinion.

22 MS. HAMMES: Okay. That's helpful  
23 information. Thank you.

24 MR. WILE: In all cases if there's  
25 an opportunity, this is a lifelong

1 regular, you know, concern if the  
2 Village can set an example that people  
3 can follow I think that's great. Like  
4 a private marina has to provide a lot  
5 of parking under the code, the Village  
6 Marina has to provide none. The  
7 Village can have live music, other  
8 people need restrictions. There's  
9 this sort of like, you know, one-sided  
10 approach and I think if the Village  
11 wants to be --

12 MS. HAMMES: But all the existing  
13 marinas are grandfathered on parking.

14 MR. WILE: Sure, I'm just saying  
15 there's descriptions about things that  
16 are very clear then in every case I  
17 can describe a Village owned business  
18 does not have to do the same. So when  
19 I see when the Village owned marina or  
20 Seaport Museum --

21 MS. HAMMES: That's not owned by  
22 the Village. They own the building  
23 but they don't run the museum.

24 MR. WILE: They own the museum.  
25 No, the Village owns the museum and it



1 contracts with the East End Seaport  
2 Marine Foundation to operate the  
3 museum on their behalf. So that  
4 museum has thrown cocktail parties and  
5 food events and has different rules  
6 than the private businesses. And so  
7 these are things that I think raise  
8 concerns amongst the community and the  
9 business community.

10 MS. HAMMES: The movie theatre is  
11 the same way.

12 MR. WILE: But it's now owned by  
13 the Village. The movie theatre is not  
14 owned by the Village. I'm talking  
15 about the Village, Village owned  
16 property.

17 MS. HAMMES: But they're treated  
18 the same and the same way, that's my  
19 point. And the same thing with the  
20 legion hall they are treated the same  
21 way. Not owned by the Village,  
22 treated the same way.

23 MR. WILE: I don't know how I'm  
24 not making my point.

25 MS. HAMMES: No, I understand what

1           your point is. I think there's been  
2           discussions with the Board of Trustees  
3           -- the sense I get from the Board of  
4           Trustees is again, this is a policy  
5           discussion is that where they're  
6           heading is not-for-profits being  
7           exempt from these rules and businesses  
8           being subject to them. That's a valid  
9           point that you're making. I will add  
10          that to the back and the concerns as  
11          far a treatment for different types of  
12          businesses is of a concern.

13               MR. WILE: Yes, look I love the  
14          Monday night dances. I'm not picking  
15          a fight. My point would be I'm not  
16          under -- I'm never clear how 85  
17          decibels is good on Monday but bad on  
18          Tuesday. That part I will never have  
19          straight. So that's just my two  
20          cents. I would rather keep the Monday  
21          night dances than lose them both, but  
22          that's my take. I appreciate your  
23          time.

24               MS. HAMMES: Thank you. Anyone  
25          else?

1           Nobody else? All right, well then  
2           we will, I guess, move onto the board  
3           discussion.

4           Before we begin the board  
5           discussion, I'd like to set a few  
6           ground rules so we're all clear on  
7           what we're trying to accomplish here.  
8           As previously mentioned we've spent  
9           the past several months conducting  
10          outreach, holding hearings and  
11          gathering certain surveys and now  
12          drafted, or worked with a draft set of  
13          suggested amendments, ideas for  
14          improving the zoning chapter. The  
15          purpose of tonights discussion is to  
16          finalize the packet so that it can go  
17          to the Board of Trustees. A few  
18          important points to keep in mind here.  
19          This is not the final word as I've  
20          mentioned several times, tonight.  
21          These materials are discussion pieces  
22          intended to highlight issues, options  
23          and community concerns. The Board of  
24          Trustees will ultimately need to  
25          decide which items should move forward

1 or if any thing should move forward  
2 and there will be additional  
3 opportunities for public and Planning  
4 Board input as the process continues.

5 Our role is advisory. We're not  
6 enacting legislation. We are  
7 providing input based on the comments  
8 that we received from the community.  
9 The Trustees will set policy  
10 direction. Once that guidance is  
11 given we may be asked to revisit or  
12 refine language but further detail  
13 drafting at this point would be  
14 premature. With that understanding  
15 I'd like to focus our discussion on  
16 ensuring that this packet, that this  
17 packet accurately reflects the  
18 outreach that we've done and is ready  
19 to transmitted to the Board of  
20 Trustees.

21 Elizabeth, I will start with you.

22 MS. TALERMAN: Great. Having had  
23 the chance to read this in many  
24 drafts, many drafts and getting to  
25 this point I'm excited to provide the

1 guidance to the Board of Trustees.

2 And as I've said before, I'm excited  
3 to have guidance on which decisions  
4 can be made and that guidance both  
5 being in policy but also the input  
6 from the community. And I thank our  
7 last speaker Ian for bringing some  
8 really valid points to the floor. I  
9 think it's super important to provide  
10 incentives and highlight opportunities  
11 rather than have policy seem like it's  
12 punitive. So I take that to heart.

13 I'm also, just to pick one thing. The  
14 thing that I had questions about  
15 earlier on was our entertainment/event  
16 permit and I was really happy to see  
17 that once a business has applied for  
18 and is granted that permit that the is  
19 renewal doesn't need to come back  
20 before this board. That as long as  
21 there aren't infractions of any kind,  
22 and the reason to have that permit is  
23 so that we have a basis by which to  
24 say this is totally acceptable what  
25 they're doing, or that really is a

1 violation. But understanding that we  
2 have taken a big hurdle out, and said  
3 if you're in good standing then your  
4 ability to renew doesn't require  
5 jumping through any hoops, per se. I  
6 was just really, really happy to see  
7 that. I run a small business albeit  
8 not in a physical location in the  
9 commercial retail but I know how much  
10 time that takes. And so supporting  
11 the small business community and  
12 understanding the limitations of their  
13 time I think the policies done a  
14 really good job. I also want to say  
15 I'm thrilled for the clarity of what  
16 is conditional versus not conditional.  
17 What's allowed versus what's not  
18 allowed. The definitions and the  
19 clarity really helped me understand  
20 where to provide input, and how to be  
21 useful, and how to read these  
22 documents.

23 And finally, and I've said this  
24 before. We can't necessarily invent  
25 new spaces for people to park. And

1 making it very clear that most  
2 businesses don't have a parking  
3 requirement I think helps us move  
4 things forward and I hope the Board of  
5 Trustees see that as a positive step  
6 forward as well. So that's all I have  
7 to say.

8 MS. HAMMES: Thank you. Frances?

9 MS. WALTON: Okay. I think I do  
10 want to point out for the public that  
11 these documents, and policies, and  
12 concepts have gone through numerous  
13 iterations in our own minds as we go  
14 through. And I think each time we  
15 move in a direction -- a positive  
16 direction in terms of providing  
17 clarity and a useful summary of the  
18 elements that exist in great detail as  
19 proposals, as starting points, as  
20 concepts to be discussed but I would  
21 like to just emphasize that in the  
22 latest iteration of the documents  
23 there is an excellent summary of the  
24 proposed framework amendments that I  
25 hold at a high level, but that I hope

1 will help the public and the Trustees,  
2 and anyone interested to digest all of  
3 what we have tried to put forth in  
4 these documents, so I just wanted to  
5 call attention out to that. And as I  
6 think we have all said numerous time  
7 this is the start of the conversation  
8 that touches upon the elements of the  
9 feedback that we received from the  
10 public, and is intended to reflect and  
11 try to move in the direction of  
12 addressing concerns, thoughts, ideas  
13 that we have heard in the process of  
14 gathering that information. We have  
15 tried very hard to provide  
16 clarification and simplification in  
17 terms of how -- what businesses fall  
18 into or, might fall into which  
19 categories, and what the approach  
20 might be for each of those categories.  
21 To spell out very clearly in chart  
22 form what the requirements are, or  
23 proposed -- again proposed treatment  
24 would be for parking in each of the  
25 different districts for each of the



1 types of businesses, or entities that  
2 may exist in the Village.

3 So again, the effort here is to  
4 move in a direction of clarifying  
5 roles, clarifying categories of  
6 businesses, and to clarify -- to  
7 acknowledge that there are hybrid  
8 businesses that don't fall into any  
9 one particular category, which really  
10 I think has been a little bit -- has  
11 created a grey area in the existing  
12 code. And to some degree may always  
13 be because they are hybrid but I think  
14 this framework moves well in the  
15 direction that tries to help that.  
16 The goal has been as we said, to  
17 reduce barriers to entry, to simplify  
18 processes, clarify goals, reduce  
19 burdens, and so I just reiterate that,  
20 that is the spirit with which we are  
21 putting these proposals forward. I  
22 don't have a specific -- and our Chair  
23 pointed out each of us has things we  
24 like more and somewhat less in the  
25 document. We may not be a hundred

1           percent happy or wholeheartedly  
2           believe that this is absolutely the  
3           right way to go.

4           Again, it's a starting point.  
5           Trying to identify the points that we  
6           believe the public and the businesses  
7           from whom we have heard are trying to  
8           see addressed. So I'll leave it at  
9           that for now.

10           MS. HAMMES: Thank you. Shawn?

11           MR. BUCHANAN: I echo a lot of  
12           what everybody's been saying here.  
13           This is a lot to digest for people and  
14           I hope that coming out of the Trustees  
15           there is a little bit more -- it's  
16           easier for people to follow, because  
17           not everybody has the time or even the  
18           ability to navigate all of this. So  
19           one thing I did see in here because I  
20           have missed the last couple of  
21           meetings, what I thought was really  
22           amazing was talking about having a  
23           point person or sort of a wing man to  
24           help to process some of the these  
25           processes and would be incredibly

1 helpful in the process. A couple of  
2 things that when I was reviewing this  
3 over the last few days that I did have  
4 a question about, I may have just  
5 missed it. When we're talking about  
6 the vacancies. Do we mention vacant  
7 lots and do we need to have that in  
8 there, and what does that mean?

9 MS. HAMMES: I mean, it's picked  
10 up. We don't have everything fully  
11 done. I think it would be intended  
12 for vacant lots as well.

13 MR. BUCHANAN: Okay. And I was  
14 thinking a lot about entertainment  
15 permits and I have sort of a similar  
16 point of view to what Ian has brought  
17 up here. And a lot of about just  
18 seeing how, you know, just the  
19 inconsistencies in the Village, so I  
20 one hundred percent feel the same way  
21 that I don't know that we need it. I  
22 understand what it's intended for but  
23 I do think that I would like to see  
24 the Village be a little bit more in  
25 sync with what we're asking the

1 businesses. But other than that I'm  
2 excited. This is great work. I'm  
3 sorry I haven't been here for so much  
4 of this work. It's very impressive  
5 and it's um, it's a lot so thank you.

6 MS. HAMMES: Okay. A couple of  
7 things that I would say, I think first  
8 of all with the cut of is inline with  
9 forwarding this on eventually to the  
10 Trustees I would propose to add a  
11 couple points in the community concern  
12 section to address some of the points  
13 that Ian raised tonight. Including  
14 that we want to make sure in defining  
15 conditional uses that we're keeping in  
16 mind that we don't want to make things  
17 unduly onerous or scare people away  
18 from the types of businesses we would  
19 like to see in the Village and  
20 similarly that there's a concern that  
21 similar types of events be treated to  
22 the same types of standards. Does  
23 that sound reasonable to everybody?

24 MS. WALTON: Yes, and I did -- I  
25 just want to point out that it's not

1 unusual for there to be different  
2 standards between  
3 governmental/not-for-profit and  
4 for-profit businesses. And I believe  
5 the concept there is that the  
6 governmental not-for-profit are  
7 benefiting the whole as opposed to a  
8 for-profit entity. So I think the  
9 point of consistency in approach is an  
10 important one.

11 MR. BUCHANAN: What I can use as  
12 an example; just if I can for a minute  
13 where I was -- members of the board in  
14 a meeting with some members of the  
15 community in a private meeting  
16 informed me that the mass assembly  
17 permit trumps all, sound and noise  
18 codes. So I think it's sort of like  
19 just clarifying is that a thing, and  
20 where sort of, how does that sort of  
21 work. So I think if that is the case,  
22 if it is to the point of it -- in  
23 festivals does it matter what the  
24 Village thinks. I think it's just  
25 clarity for everybody. It just makes

1           it really helpful.

2           MS. WALTON: Yeah, and it sort of  
3           like what I was trying to say it's  
4           still important if the noise is going  
5           to have a significantly negative  
6           impact on the public in one instance,  
7           it should be considered in another  
8           instance. So I am not dismissing the  
9           point that was made but I am  
10          recognizing that it's not unusual for  
11          there to be different standards for  
12          governmental versus a profit making,  
13          for-profit making entity.

14          MS. HAMMES: That and in terms of  
15          it being consistent with having  
16          reviewed numerous other municipal  
17          codes on things like event permits and  
18          mass assembly permits and the like.  
19          So I did have one more thing on the  
20          event permit because I knew this is  
21          always a big perennial issue for  
22          everybody and it is like the  
23          boogeyman. We did try to make this  
24          easier I think provided you don't even  
25          have to even have to come to the

1 Planning Board the first time if it's  
2 only for indoor. I actually was  
3 thinking over the weekend about this  
4 some more and how that could  
5 potentially be expanded frankly to  
6 everybody but perhaps the business  
7 that falls in the ambient impact  
8 business and or somebody that had  
9 complaints registered against them.  
10 Because I don't think, you know, given  
11 what we've gone through with  
12 entertainment permits unless there is  
13 a specific problem as far as was the  
14 case with American Beach they had  
15 something that came up in their site  
16 plan that specifically prohibited them  
17 from doing it. Or if there was a  
18 business that had a serious complaint  
19 we would want to address that. But  
20 other than that we've been having  
21 people come in here so we could kind  
22 of read the law to them and I think  
23 that they should be doing that  
24 themselves and I don't, unfortunately  
25 or fortunately depending on your

1 perspective see this particular  
2 requirement going away.

3 I think that the Village was of  
4 the view that they really needed it  
5 for noise code enforcement reasons so  
6 that they had the ability to take the  
7 ability to have entertainment away.  
8 Plus the fact was that most businesses  
9 weren't even necessarily approved they  
10 might not have had a flat ban but it  
11 wasn't necessarily that looking ahead,  
12 they had contemplated as part of their  
13 site plan. So this was thought to be  
14 a process that rather than making  
15 people going through some kind of site  
16 plan amendment to make it easier. So  
17 had I thought about proposing to the  
18 board really kind of making it so  
19 there's no real requirement to come to  
20 the Planning Board for these unless  
21 you kind of have some bad acts or some  
22 complaints against you or that the  
23 Village has determined there's  
24 something in the file that needs to be  
25 fixed in connection with the



1 application. In other words it would  
2 go just like the renewal process. The  
3 building department would review it  
4 and as long as the documentation is in  
5 order it would proceed. So people are  
6 amenable to that I would also propose  
7 to tweak that before this goes to the  
8 Village Board.

9 Those were the main things I had  
10 come up in going through these. I  
11 will look at the vacant lot points.  
12 It may not be clear and if that is I  
13 will also clarify that. So with all  
14 that being said, as a Board, we have  
15 now completed several months of  
16 outreach hearings, and a survey. I  
17 think we've worked really hard to  
18 translate that input into a set of  
19 potential amendments and ideas for  
20 improving the zoning chapter and  
21 addressing community concerns. We  
22 haven't even talked about the housing  
23 tonight but we've talked about that  
24 for a lot longer period of time, and I  
25 think that that, as we all know, is a

1           really important issue.

2           Given this effort I would, as I've  
3           said believe we're now at the stage  
4           where we should transmit these  
5           materials to the Board of Trustees for  
6           their initial consideration and  
7           guidance. Ultimately they are the  
8           legislative body that needs to make  
9           decisions about policy and direction  
10          for the Village. In doing so when  
11          this goes over we will note that  
12          individual members may have additional  
13          views, as well as that we're still  
14          soliciting views I do think that our  
15          next several meetings will continue to  
16          leave this open for further input and  
17          as we know on the October 27th meeting  
18          we will have a meeting with the --  
19          that's focused on the business  
20          community, and we can talk about that  
21          in a little bit more in a second. But  
22          I would like to kind of move this  
23          forward, you know, stressing that  
24          these are discussion pieces, they  
25          reflect the input that we received.

1           We've tried to also identify areas of  
2           community concerns for the board so  
3           that they kind of understand the  
4           things that we've been hearing and how  
5           that might detract with moving  
6           forward, and ultimately that we need  
7           guidance from the legislative body in  
8           terms of what they want to do before  
9           we spend more time drafting or  
10          considering in reviewing detailed  
11          proposals.

12                 So if that's all seems in line  
13          with everybody then that's the  
14          proposal I would propose to take on  
15          with.

16                 So um, I think then that's that  
17          agenda item. The next agenda item was  
18          whether or not there was anything else  
19          that the public wish to raise on  
20          public and zoning matters.

21                 MR. WILE: One really short one.

22                 MS. HAMMES: Sure.

23                 MR. WILE: Ian Wile again. There  
24          was one note I meant to make about  
25          housing. The note on encouraging

1       housing in the CR second and third  
2       floors. As somebody who spent the  
3       majority of my life in apartment  
4       living, I think that really can has  
5       the potential to create a dynamic  
6       lively downtown. The more younger  
7       people, the more maybe starters,  
8       studios encouraging the kind of  
9       building. The one note that I would  
10      really love to see is we've tried to  
11      strike this balance of protecting the  
12      residential district from the  
13      commercial district where they meet.  
14      Some note has to be taken to what  
15      happened as residential intensity  
16      impacted the commercial real estate --  
17      or the commercial retail district in  
18      that people who move into that  
19      district should understand that they  
20      live in the downtown area. So for  
21      example; we have this event permit  
22      largely because one petition began in  
23      an apartment that was facing the water  
24      in the CR, and that built a head of  
25      steam. But it is important to note

1           that is a -- those are apartments that  
2           are in a commercial district not in a  
3           residential district. I think that  
4           balance is incredible but it should  
5           be. I would hate to see us add  
6           housing there and then cap effort in  
7           the CR to make sure that those houses  
8           are quiet because you'll find yourself  
9           with vacancies. But I would love to  
10          see apartments down there. I think if  
11          you make apartments down there you  
12          will find year round businesses follow  
13          the people. The fastest way to build  
14          businesses is to give them customers.  
15          So making the space for the customers  
16          you will have year round businesses.  
17          Yeah, just concerned about that, that  
18          impact.

19                MS. HAMMES: You're not the first  
20          person to make that comment. I am  
21          actually prepared to add something in  
22          to the anticipated concerns as well.  
23          This is something that I've had  
24          discussions with people. It is  
25          clearly something that we will not and

1 do on intend for housing to take over  
2 the whole Village and to result in a  
3 hammer against the business community.

4 So just a couple of notes before  
5 we conclude today's meeting. So I'm  
6 not sure yet whether we're gonna have  
7 a meeting on October 10th we'll decide  
8 next week. I'm not sure there will be  
9 anything on our agenda. October 27th  
10 will be our meeting. We will have at  
11 least one regular agenda item on that  
12 because the public hearing regarding  
13 140 Main is set to expire on that date  
14 and I think we'll have to continue  
15 that because they haven't gotten  
16 through ZBA yet at that point. It's  
17 my understanding is that the Board of  
18 Trustees is likely to vote to pass the  
19 amendment to Chapter 150 this week,  
20 which would then probably restart that  
21 process for them. But the bulk of  
22 that meeting is intended to be a  
23 conversation with the business  
24 community. To seek input about, you  
25 know, vibrancy, trying to drive the

1 future of the downtown businesses.

2 Less about this detail although we're  
3 always happy to hear about the detail  
4 but it's really unfortunate that we  
5 couldn't do it sooner but for a lot of  
6 scheduling reasons it couldn't be done  
7 sooner. I will note that um,  
8 Elizabeth and Frances are going to be  
9 largely moderating that event because  
10 they have a strong background on  
11 community engagement skills, and  
12 economic development. I will probably  
13 have to say my like little two  
14 sentences or two you know because I  
15 always have to say something, but did  
16 want to say that I've asked them to  
17 facilitate that conversation.

18 MR. NOONE: Tricia, do you still  
19 want to notice that as a special  
20 meeting?

21 MS. HAMMES: No, it's part of the  
22 regular meeting, yeah. I will be  
23 sending you something to make copies  
24 of. We want to get it around to the  
25 full business community and make sure

1           that everybody knows that they are  
2           invited. So I probably want like 50  
3           copies of it and Frances and I will  
4           probably try and get around and get it  
5           around. I don't have anything else on  
6           that or anything else related to  
7           Planning.

8           So we really appreciate everyone's  
9           attendance and participation. We  
10          can't do our job without it. Do you  
11          have something that you want to say.  
12          You need to get up and say your name  
13          and your address. It's the rules.

14          MS. MILLER: Louise Miller, 424  
15          4th Street. And I get the e-mails  
16          from -- on the agenda etcetera. And I  
17          was wondering if there is any way I  
18          could get a hard copy of the document  
19          that you have been discussing today or  
20          any other in the future.

21          MS. HAMMES: I could potentially  
22          get you a copy of it.

23          MR. NOONE: The documents for  
24          today's meeting. I could actually give  
25          those to you right after the meeting.



1 MS. MILLER: Okay because I'm at a  
2 disadvantage. I haven't had the  
3 documents. Thank you very much.

4 Ms. HAMMES: All right. But  
5 again, thank you all for participating  
6 and we look forward to continued  
7 engagement with the community. As  
8 always one final note for those that  
9 may be watching you are more than  
10 welcome to send in comments and  
11 thoughts as long as they're on  
12 Planning and Zoning matters. You can  
13 send those to the attention of Mike,  
14 who's at Village hall as the Clerk and  
15 he'll make sure that we get them.

16 And that's all I've got. With  
17 that I make a motion to close this  
18 meeting. Do I have a second?

19 MS. WALTON: Second.

20 MS. HAMMES: All those in favor?

21 THE BOARD: Aye.

22 MS. HAMMES: Motion carries, we  
23 are adjourned.  
24  
25

C E R T I F I C A T E .

STATE OF NEW YORK )

:ss

COUNTY OF SUFFOLK )

I, GLORIA ROSANTE, a Notary Public  
in and for the State of New York, do  
hereby certify:

That this transcript is a true  
record of the testimony given.

I further certify that I am not  
related to any of the parties 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 in NOVEMBER OF  
2025.

GLORIA ROSANTE

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