

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK : STATE OF NEW YORK

3 -----x

4 PLANNING BOARD

5 WORK SESSION, PUBLIC HEARINGS & REGULAR MEETING

6 -----x

7 April 28th, 2025

8 4:00 p.m.

9 Station One Firehouse

10 236 3rd Street

11 Greenport, New York 11944

12

13 Before:

14

15 PATRICIA HAMMES - Chairwoman

16 DANIEL CREEDON - Member

17 FRANCES WALTON - Member

18 ELIZABETH TALERMAN - Member

19 SHAWN BUCHANAN - Member

20

21 ALSO PRESENT:

22

23 MICHAEL NOONE - Clerk to the Board

24 IAN CONETTE, ESQ. - Board Counsel

25

1 CHAIRWOMAN HAMMES: All right, good
2 afternoon, welcome to the Village of Greenport
3 Planning Board, meeting for Monday, April 28th,
4 2025. The time is now 4:00 PM and I hereby call
5 this meeting to order.

1 building located at 140 Main Street, at SCTM#
2 1001-5-3-18.

3 The intent of the proposed addition is
4 to create two new apartments that will be
5 approximately 1,100 square feet each.

6 This is considered a significant
7 application under and as defined in Chapter 150
8 of the Village Code. It previously underwent a
9 pre-submission process and a corresponding
10 report was issued by the Planning Board in July
11 of last year.

12 That report is available on the
13 Village website under the Planning Board agenda
14 section from last July.

15 The applicant has now submitted a
16 final application for site plan review. This
17 project is also going to require similar
18 variances from the Zoning Board of Appeals, and
19 a certificate of appropriateness from the
20 Historic Preservation Commission.

21 Pursuant to Section 150-31(c) (7) of
22 the Village Code, the Board, this Board, must
23 first determine whether the application is
24 complete and can be accepted for formal
25 consideration.

1 Please note that this step that we are
2 taking today does not reflect any decision on
3 the merits of the application, nor will we be
4 discussing the application today.

5 I hereby move to accept the
6 application as complete and ready for
7 consideration under Section 150-31(c) (7) of the
8 Village Code.

9 Do I have a second?

10 MEMBER WALTON: Second.

11 CHAIRWOMAN HAMMES: All those in favor?
12 Aye.

13 MEMBER CREDON: Aye.

14 MEMBER TALERMAN: Aye.

15 MEMBER WALTON: Aye.

16 MEMBER BUCHANAN: Aye.

17 Next, I'm going to read a resolution
18 into the record that I need to adopt in order to
19 classify this application as an unlisted action
20 for purposes of New York State Environmental
21 Quality Review Act, and to adopt coordinated
22 lead agency status. The resolution as follows:

23 WHEREAS, the Planning Board is
24 considering an application to construct second
25 and third story additions to create two new

1 residential apartment units at 140 Main Street,
2 Greenport (SCTM# 1001-5-3-18), otherwise
3 referred to as the "Proposed Action";

1 Assessment Form (FEAF);

16 I hereby move that we so adopt the
17 foregoing resolution. Do I have a second?

18 MEMBER WALTON: Second.

19 CHAIRWOMAN HAMMES: All those in favor?
20 Aye.

21 MEMBER CREEDON: Aye.

22 MEMBER TALERMAN: Aye.

23 MEMBER WALTON: Aye.

24 MEMBER BUCHANAN: Aye.

25 CHAIRWOMAN HAMMES: MC

1 So a couple of notes on this
2 application in terms of next steps. My
3 understanding is you and the Building Department
4 will be coordinating with the ZBA and HPC to
5 schedule any necessary reviews.

6 MR. NOONE: Yes.

7 CHAIRWOMAN HAMMES: We're also going to need
8 to seek input from the police and fire department
9 as required under Section 150.31. Mike, I'm going
10 to ask you, on behalf of the Village, to
11 coordinate that outreach. On the Planning Board,
12 I'm asking Dan and Shawn to serve as the Planning
13 Board liaisons for coordinating that review with
14 those departments, and ask you guys to report back
15 to the Board once that review has been conducted
16 with any feedback, assuming that works for both of
17 us.

18 MEMBER BUCHANAN: Yes.

19 CHAIRWOMAN HAMMES: So I think you can
20 coordinate with Mike. Mike will do the initial
21 outreach, and then as necessary you guys can be
22 available as contacts.

23 MR. NOONE: I'll let Trustee Phillips
24 know. She is the Village liaison to the Fire
25 Department.

1 CHAIRWOMAN HAMMES: I don't think she is
2 anymore. I think Pat Brennan is, as of last week.
3 That's fine. But, you know, it's in the code, it
4 has to be done. So however the Village wants to
5 handle it, it's fine. I assume they want to meet
6 with somebody from the Planning Board and from
7 that perspective I would be fine with Shawn and
8 Dan being that contact in the first instance.

9 And given the site's location and the
10 proximity to the downtown corridor and a principal
11 intersection in the Village, I think we also need
12 to specifically seek input from the Village
13 community on this. And again, Mike, once this has
14 been scheduled for a public hearing with the
15 Planning Board, which probably will be in June,
16 once we get kind of the final round of feedback
17 from LKMA, having said that, we won't be making
18 any determinations at any public hearing that we
19 hold until the ZBA and HPC process is complete,
20 but we'll probably schedule a preliminary hearing
21 while that process is going on.

1 either in writing or in person.

2 Are there any other questions or
3 forethoughts on the application at this time?

4 (Collective negative response).

5 Do you have any questions on the
6 process here?

7 (Collective negative response).

8 CHAIRWOMAN HAMMES: All right, so that
9 takes care of that item for the agenda. Now we'll
10 move on -- you guys don't have to stick around
11 unless you want to.

12 Next up is a follow-up discussion among
13 all the members of this Board in response to the
14 public comments that we received at our April 4th
15 meeting, as well as the written comments, we
16 received another follow-up letter today from Susan
17 Donovan, focusing on environmental issues.

18 I think that the goal here is to
19 identify the key areas of potential policy
20 development, as potentially code amendments that
21 we'll eventually want to take to the Village Board
22 of Trustees for their consideration.

23 Based on the feedback that we receive
24 today I had kind of put together at least my view
25 of kind of what the primary discussion topics were

1 that we had gotten input from the public on. I
2 have some other things that we won't talk about
3 today, but I think this Board will eventually have
4 to consider.

5 The bucket items that I have are the
6 parking program requirements, treatment of vacant
7 and abandoned properties in the
8 commercial-retail-economic mix, Village character,
9 housing including ADUs and mixed-use in the
10 commercial retail zone, environmental
11 considerations, and zoning for eating and drinking
12 establishments. Some of these obviously have
13 overlaps on them.

14 Does anybody on the Board have any
15 other topics that they think we should add to that
16 list for our initial round of discussion?

17 Maybe, Shawn, we'll start with you and
18 work our way down.

19 MEMBER BUCHANAN: No, I think that
20 pretty much covers everything that has been
21 brought up. I guess my biggest thing is, you know,
22 I think these are really important conversations
23 we are having, just knowing that we have the
24 partnership from the Village Board of Trustees to
25 really make this impact and make things keep

1 moving. Because obviously I know there is a lot
2 of frustration with stalling and not really
3 knowing how things are going.

4 So I think if there is anything that we
5 can do across Boards to maybe make things a little
6 bit more streamlined and make it a little bit more
7 a similar path, because I don't know necessarily
8 it's not always the same, it's not always there,
9 the situation with somebody submitting letters for
10 public comment and it seems to vary between Board
11 to Board, so I think that is something we can
12 potentially take on to try and, you know, make
13 something a little bit more succinct and easier
14 for everyone.

15 CHAIRWOMAN HAMMES: Okay, Frances.

16 MEMBER WALTON: I think the buckets that
17 you outlined cover the major and most recurring
18 concerns that I've heard from the public
19 expressed, so I don't have any additional buckets
20 to add to it.

21 I certainly share Shawn's concern with
22 getting things done in Village Hall. No offense,
23 I think everybody works very hard, but we are
24 short-staffed and so in order to take on, I think
25 where you are going with that, is in order to take

1 on more challenges and make additional efforts to
2 move things forward, you know, we need that
3 support from the Village. Did I get that right?

4 MEMBER BUCHANAN: Yes. 100%

5 CHAIRWOMAN HAMMES: We're going to dig
6 a little bit more into these things. But,
7 anyway, I just wanted to make sure we have all
8 the buckets before we start walking down that
9 road.

10 Do you have anything, Elizabeth, that
11 you wanted to add?

12 MEMBER TALERMAN: I think the topics
13 that you mentioned are the ones that I have the
14 most input or concerns about, and I want to be
15 really pointed about support, whether it's from
16 the Board or Village Hall. The support we need is
17 administrative support and Village Hall.

18 We need enforcement. So we, I think we
19 can support the Trustees and Zoning, Planning can
20 work together. We can either work in coordination
21 with understanding of the business needs, but if
22 we can't enforce the things that we pass, this is
23 a bit futile.

24 So I just want to go on record saying
25 that.

1 CHAIRWOMAN HAMMES: Dan, anything you
2 want to add in terms of bucket items before we
3 kind of talk about some of these topics in a
4 little bit deeper.

5 MEMBER CREEDON: No, nothing to add.

6 CHAIRWOMAN HAMMES: So maybe before we
7 get into the buckets, just to address the concerns
8 raised from this Board in terms of enforcement.

9 I have been very outspoken in Village
10 Hall meetings for quite a while now on this topic
11 based on last week's Board meeting, I'm cautiously
12 optimistic that there's going to be some movement
13 for at least filling the Village Administrator
14 role, and that the Board itself is very focused on
15 the questions of enforcement and how everything is
16 structured at Village Hall.

17 I'm happy to spend as much time as the
18 Board wants on that topic, and obviously we can
19 give that feedback to the Board of Trustees, but
20 ultimately that is something that the Board of
21 Trustees is going to have to deal with. That is
22 not something within the purview of the Planning
23 Board itself.

24 You know, in terms of Shawn's concerns
25 about buy-in or however you want to put it, moving

1 things forward, I mean, I don't think there can be
2 any assurances that the Board of Trustees is going
3 to take anything that this Board says as verbatim
4 acceptance, because that is not their job. Their
5 job is to be the legislative branch. But I do
6 believe that overall the Board of Trustees
7 respects this Planning Board and has asked for
8 input on a variety of topics in the past, and I'm
9 hopeful that if this Board does its homework,
10 including with respect to a fair amount of
11 community outreach, that we will be able to
12 provide guidance to the Board of Trustees that
13 hopefully they will take to heart, because they
14 will have gathered enough input to show that this
15 is not just a group of us saying this, but this is
16 reflective in the community.

17 So, all of that being said, I've spoken
18 to each of you individually, this is going to
19 require all of us to kind of spend some time and
20 roll our sleeves up and different people to kind
21 of take responsibility for different pieces of it.

22 But I feel the alternative is to do
23 nothing, and I think the Board of Trustees has a
24 lot on its plate already, and if we wait for them
25 to start to talk about some of these ideas and do

1 outreach to the community, we may be waiting a
2 very long time.

3 So my view is I'm willing to spend the
4 time and the energy right now to at least make an
5 effort of this.

6 So, with that being said, maybe we can
7 have, what I would like to do is kind of have a
8 little bit of a discussion on these topics, get
9 some people's views on ideas that you may have
10 about things that you would like to see.

11 A lot of this stuff, I don't think
12 these topics are new topics. I think they've come
13 up repeatedly, if you pay attention to Board
14 meetings, if you pay attention to public comment,
15 if you pay attention to social media chatter.

16 But, to try to kind of flush
17 these out with some ideas that we think are worth
18 pursuing and then we can kind of talk about how we
19 go for next steps. I think the idea would then be
20 to drill down into more detail that we can discuss
21 as a Board and then figure the community outreach
22 part of this.

23 So maybe we'll start with parking.
24 Everybody's favorite topic in the Village.

25 I guess, as you may or may not know,

1 the Village Board, I believe, will be, if they
2 have not already, adopting meter parking again on
3 Main and Front Street, which they did at the very
4 end of last year, although at the time when they
5 adopted it last year, it was done in a manner that
6 it wasn't necessarily to go to the question of
7 enforcement, is it going to be enforced.

8 My understanding is this year it will
9 be enforced. Although having said that, my
10 understanding is that it can only truly be
11 enforced through traffic personnel, which requires
12 the Town of Southold to be involved, but I believe
13 the Trustees are working on that, and that again
14 is not something that we as a Board can really do
15 much about.

16 MEMBER CREEDON: Is that because we
17 don't have somebody in place to do that or because
18 we are not allowed as a Village to do that?

19 CHAIRWOMAN HAMMES: I believe -- and I
20 don't know that you know the answer to this -- my
21 understanding is that as a legal matter it has to
22 be done by somebody that falls within that traffic
23 support bucket. Whether or not they'll expand
24 that to Code Enforcement or can it be expanded to
25 Code Enforcement, I don't have an answer for that.

1 I mean, we can ask that question at some point.

2 So, I also know from having sat in on
3 various boards meetings of at least the treasurer
4 is pushing the Village to probably not this year,
5 but going forward, to expand that paid parking
6 beyond the area of Main and Front. The Village,
7 as you may or may not know, again, depending on
8 how much you paid attention to the budget hearings
9 this year, is, you know, every year it's a
10 struggle to make the budget work. We don't have a
11 lot of extra money. There's a lot of objectives I
12 think this Board would like to see happen that
13 other Boards in the Village would like to see
14 happen, programs that would probably benefit this
15 community, but they are always kind of lagging
16 behind because of the lack of funding. And as we
17 all know, our property taxes are going to go up
18 again this year. They went up last year, after
19 having not gone up for a number of years.

20 I think that anything the Village can
21 do to improve its financial situation can only
22 benefit all of us, and frankly benefit planning
23 and development activities in the Village.

24 So I think that's a topic worth
25 discussing amongst ourselves as to how we feel

1 about paid parking in general, and if it is
2 expanded how we deal with the residential
3 community, for instance, because the big push
4 back, as we all know we get, with parking, is that
5 there are not parking spots for people that live
6 here at the height of the summer season. And
7 that's problematic.

8 So, you know, one thing that somebody
9 mentioned at the Board meeting this week, which is
10 something I had mentioned previously in the
11 numerous conversations that I've had, is if you
12 are going to expand paid parking for a significant
13 portion of the commercial retail district, which
14 would then drive people that don't want to pay
15 further into residential areas that are already
16 hit pretty hard, like Bay and Central and 1st
17 Street, is whether or not you need to also then
18 adopt a residential parking permit program. And
19 that raises a whole bunch of more questions.

20 So, let me stop there, because I've
21 said a lot, and maybe starting with Dan and
22 working our way this way.

23 Dan, do you want to talk about any
24 thoughts that you have about parking in the
25 village and whether there is enough of it, not

1 enough of it, whether you support metered parking,
2 what your thoughts are on the resident parking
3 program, or anything along those lines? And if
4 you kind of just generally agree with what has
5 been said, you don't have to say much or you can
6 say as much as you want. I don't want to put you
7 too much on the spot.

8 MEMBER CREEDON: We are not speaking
9 right now with parking associated with noon --

10 CHAIRWOMAN HAMMES: No, we're not
11 talking about that. That's something we'll also
12 have to talk about.

13 MEMBER CREEDON: So

14 CHAIRWOMAN HAMMES: If you want to talk
15 about that, you are welcome to it.

16 MEMBER CREEDON: All right, so I guess I
17 have two brief comments.

18 I've come to think that we ought not be
19 requiring parking for retail establishments and
20 restaurants and stores and things, because people
21 will come to town and park somewhere and walk all
22 over the place, and go into half a dozen different
23 places. But I don't feel that way about hotels.
24 People come and park their cars for two or three
25 days, and I would rather they park it in the hotel

1 parking lot, or some place that is designated for
2 hotels. But that's just a general view of that.

3 With respect to what you just said, I
4 think it might not be a bad idea to have a
5 resident parking system in place, but I think that
6 the cost should be minimal, or not at all, for
7 residents who live here. And I think that would
8 have to be sorted out, you know, how many vehicles
9 per residence. Does it go by the number of
10 bedrooms? Some people have grown kids still living
11 at home and they might need -- I have one grown
12 kid living at home. And somebody might need five
13 spaces and somebody else might just need two or
14 one. So I think that --

15 CHAIRWOMAN HAMMES: Well, it would be
16 different if it didn't apply throughout the
17 Village, if it just applied to say that there was
18 a resident sticker lot only downtown for people
19 that were running errands, or for, you know,
20 certain streets where it gets really crowded.

21 MEMBER CREEDON: I'm open to that
22 discussion, too. I haven't thought a lot about
23 that. Sure.

24 CHAIRWOMAN HAMMES: But generally are
25 you supportive of a parking meter system to help

1 raise money for the Village?

2 MEMBER CREEDON: Maybe. It would depend
3 on where the meters were.

4 CHAIRWOMAN HAMMES: Qualified support.

5 MEMBER CREEDON: Qualified support.

6 Yeah, how long would the period of parking be.

7 Somebody comes here at ten o'clock in the morning
8 and might want to spend a day and have supper and
9 leave at the end of the day.

10 CHAIRWOMAN HAMMES: My understanding
11 with the meters is only if you pay. I mean, you
12 can stay as long as you want, as long as you are
13 paying.

14 MEMBER CREEDON: Keep feeding it.

15 CHAIRWOMAN HAMMES: Yes.

16 MEMBER CREEDON: I mean, we'll have
17 different types of visitors. There's going to be
18 people who come from Southold or Cutchogue because
19 they have to go to a particular store, and then
20 the tourists from further west who want to spend
21 the day.

22 So, you know, I'm open to the idea, but
23 the devil is in the details, of course.

24 CHAIRWOMAN HAMMES: Elizabeth?

25 MEMBER TALERMAN: Sure, I'll add some of

1 the details. I'll play devil.

2 I'm absolutely for a metered parking
3 program, and I think metered on Front and even
4 expanded is a good idea. I do think there should
5 be a residential sticker program, and in areas,
6 there may be, growing up in Boston, we had a
7 residential sticker parking area where people
8 would get ticketed for parking without a
9 residential sticker.

10 And, I do think residents can afford to
11 pay something for the sticker. And I was
12 thinking, and I have had some conversations about
13 a tiered system that a Greenport village resident
14 would pay the least, a Greenport town resident
15 would be next, and then folks from Southold Town
16 would also have a kind of residency, such that
17 they might be exempted from parking --

18 MEMBER CREEDON: They don't let us onto
19 the beaches. They don't let us on their beaches.

20 CHAIRWOMAN HAMMES: Well, they do on the
21 Southold Town beaches, but not in the park
22 districts.

23 MEMBER CREEDON: Yes, not in the park
24 districts. It's people my age -- you've said
25 that --

1 MEMBER TALERMAN: I'm not playing tit
2 for tat here. I'm going to take the high road.
3 I'm still a we-go-high girl.

4 So, yes, I think it is not simple, but
5 I do think resident-only zones, tiered-resident
6 pricing for a sticker. I am of the mind that a
7 household, we can name how many stickers a
8 household could get, is it two, is it more than
9 that, I don't know. And I think meters should be
10 used, and I'm not opposed to using them
11 year-round, quite frankly, because we can use
12 the revenue.

13 CHAIRWOMAN HAMMES: Frances?

14 MEMBER WALTON: I'm also supportive of
15 metered parking, but I do think it needs to be
16 coupled with residential permit parking because,
17 in the interest of full disclosure, I live on one
18 of the streets that's hardest hit, so I know how
19 difficult it is for us to park not by our house
20 but near our house in the summer. And that doesn't
21 include guests.

22 So I do think that pairing the two,
23 because I do believe that metering will push
24 people into non-metered streets, which is likely
25 to be Center and Bay, and 1st, maybe, and 2nd, I

1 don't know. So I think the two should go together.

2 But I am in favor of the metering. I'm
3 not sure how I feel about residents, I have a
4 slightly different take on it, without having
5 given it a lot of thought, but I was thinking that
6 residents would, in the Village itself, would
7 maybe get two permits without paying and anything
8 in addition to that might be graduated, depending
9 on, you know, how many or -- so that was sort of
10 my thought on that.

11 Right now we are not paying to park
12 near our house. So unless you are purely looking
13 at it as revenue-production item, then it seems to
14 me there should be, you know. But, you know, some
15 appreciation of the fact that there is no cost
16 right now.

17 Having said that, I have not spent a
18 lot of time thinking about it. So that was just
19 sort of my gut reaction.

20 It also raises, the question goes a
21 little bit beyond the items that Tricia outlined,
22 but there is at least one area where there was
23 privately-owned property that was metered last
24 year. And so it raises the question of whether or
25 not there should be some kind of surcharge.

1 I know taxes are sort of difficult to
2 get approved, but I don't know if it's possible to
3 implement some kind of surcharge that would be,
4 you know, obviously also assist the Village.

5 In general, I think parking has, too
6 much of a big deal has been made of the issue of
7 parking in the Village. And it's a favorite
8 subject for a number of people in the Village, and
9 I think it sometimes gets misconstrued. And I know
10 in some cases you've been miscounted, and giving
11 people the impression that it's much more onerous
12 than the current provisions are in fact.

13 So that was just another thought that I
14 had.

15 CHAIRWOMAN HAMMES: Shawn?

16 MEMBER BUCHANAN: From my perspective, I
17 mean, as many of you know, I don't have a car. I
18 have not had a car for the seven years that I've
19 been here. I don't need a car. So in a lot of
20 ways I feel like it's not something I think about
21 too much.

22 But like all of you, I've heard quite a
23 bit. There's been so much discussion around this.
24 I'm not opposed to metered parking. I would want
25 to make sure, I think, as I look at myself today,

1 I can walk anywhere. I can go miles and miles and
2 miles. But as I think of those folks that maybe
3 can't, I just want to make sure there is, that we
4 are thinking about those folks that may have
5 access and may need to drive to get in. So do we
6 have enough ADA accessible spaces, do we have, or
7 even just some older folks, or people that may
8 have had surgery, they may not have the sticker or
9 the placard or whatever it is, that gives them
10 access.

11 So they can be residents, they can be
12 guests in the community. So that's something I
13 would think of.

14 I think it also gives us maybe another
15 checks and balances of places where we may have an
16 intensification of people living in a house, if
17 it's managed properly, in one location. So
18 depending on the neighborhood, there might be a
19 way for checks and balances there. But I think
20 it's important to think are we, if people are
21 moving out, are we dealing with the landlord for
22 the next round of stickers, or placards or
23 whatever, whatever that looks like. So how is that
24 actually being managed.

25 I also know there is a percentage of

1 the population who don't have permanent cars. Some
2 people use a rental car or they have multiple
3 cars. Maybe it is something where they have one
4 of those hanging tag or placard things, rather
5 than just a sticker. And another thing I would
6 think about is with the number of party busses and
7 things that are coming to Town, those often sort
8 of hang out in those neighborhoods, and idle for a
9 significant amount of time. It doesn't really
10 bother me. They are on my street all the time. It
11 doesn't bother me. But I think is there a place we
12 should be thinking where those could go, and is
13 there some sort of opportunity for a higher rate
14 for those party buses that are coming in. I don't
15 know. And is that a place where we use the school
16 on the weekend. Is that something we can broker
17 something with. Is there another spot, knowing
18 that we are going to have this new lot, there's
19 opportunities. I'm kind of open to all with this
20 because it doesn't really directly impact me, but
21 I would just want to make sure it's not too much
22 of a financial burden on people, whether they live
23 here or whether they are visiting, so.

24 MEMBER WALTON: May I just add, Shawn
25 reminded me of another point I was going to make

1 but forgot to make, which is if we did end up
2 extending, if we do implement metered parking and
3 extended it to some of the public parking lots, my
4 thought was perhaps some designated spots for
5 residents and some metered spots to address the
6 point that Shawn raised earlier. Just a thought.

7 CHAIRWOMAN HAMMES: I think we'll move
8 on to the next topic. This has really been
9 helpful and maybe for the next meeting I can
10 sketch out a few more details that we can talk
11 about more concretely.

12 But I would also note one more thing on
13 this generally, which is my understanding is that
14 the Village Administration is hoping to get some
15 funding to do, I believe this summer, kind of an
16 overall high-level deal with parking resources in
17 the Village, as well as traffic.

18 To me, a lot of times when we talk,
19 people use parking, and people get all waxed up
20 about parking. I, from a planning perspective, get
21 much more concerned about the traffic flow and the
22 impacts on the traffic flow than the lack of
23 parking, can result in related safety, I mean
24 we've all been in downtown in the summertime where
25 every fifth car is doing a U-turn, and I think

1 that has a potential to get worse.

2 And so to go to Dan's point, and I
3 think this will be on the list for a little more
4 discussion when there's time, of requirements of
5 parking. I've never been a big proponent of
6 parking requirements per se, but I do think on a
7 case-by-case basis there are businesses like
8 hotels, convenience stores, takeout, places like
9 delis and things like that where people are
10 running in and they need a place to put their car.
11 While they're running in, we need to think about
12 that in the context of the site that those
13 businesses are operating in.

14 So that is something I think we should
15 all do a little bit of thinking about as well, and
16 I think my understanding is kind of the policies,
17 you know, the people that do high-level of
18 thinking on this in the planning word, that there
19 is a trend away from like flat requirements and
20 more of case-by-case analysis of what parking
21 implications of a particular business should be
22 based on kind of what impact is going to be on the
23 area where it's located. So.

24 MEMBER WALTON: May I. Before we move on
25 to the next. I have heard along the way that the

1 Village is going to do a parking study itself. Is
2 that, do you know whether that's --

3 CHAIRWOMAN HAMMES: I don't know all
4 the details. I know they are working on
5 something of taking the parking studies that
6 have been done so far and doing kind of wrap
7 around this summer. But I don't know what the
8 real status of that is. I don't know how much
9 the cost is. I don't believe it's in the budget.
10 So there would have to be funding for it, as
11 there has to be for anything. And so we'll
12 continue to ask the question. I think I might
13 have asked it at last week's Board meeting, I'm
14 not sure, but I'll continue to follow-up on
15 that. I think everybody thinks it important. I
16 think this Board has made that point in a couple
17 of letters to the Board of Trustees over the
18 last year as well.

19 All right, so maybe moving on to vacant
20 and abandoned properties in kind of the
21 commercial/retail economic mix. I mean, this is
22 another one of those topics where I think you hear
23 a lot of people being concerned. I know even
24 myself, when I came back from being away for a
25 little bit this winter, right away there were

1 three more vacancies in town. You know, everyone
2 kind of tends to focus on the arcade, but if you
3 walk around town, I think every block has at least
4 one storefront vacant.

5 I think there's a combination of
6 reasons why that's happening. I mean, you know,
7 there's probably some people in the community that
8 say it's because the Village's planning and zoning
9 is not working, and I guess we can all have
10 further conversations about that, and whether our
11 requirements are too stringent. I think
12 process-wise if it's going to be a bucket that we
13 should get to at some point and talk about how
14 this process has been working for the last two
15 years, but I don't think that's today's agenda
16 item.

17 You know, the thing that you hear a lot
18 of about, that was brought up at the meeting last
19 time, too, is vacancy taxes to try to incentivize
20 property owners.

21 So I have done a little bit of research
22 on that topic, and I have to say, it's actually
23 very difficult to find examples of commercial
24 vacancy taxes in the United States.

25 I think San Francisco and Oakland have

1 one. New York state, if you go and you look, there
2 was a proposed draft law in early 2023 at the
3 state level, for a vacancy tax at the commercial
4 level. It would only have applied to cities of
5 over a million people. And it's kind of just
6 sitting with the assembly and senate. As far as I
7 know it hasn't, as far as I know, I think Brian
8 will look a little bit into whether he could find
9 anything more out about it.

10 It's an interesting idea. As you all
11 may know, any taxes the Village would want to
12 adopt would have to be approved by the state. And
13 so while I think it's an interesting idea, I know
14 somebody sent me a link today to another tax being
15 considered at the California state level. My own
16 personal gut tells me that, like, if you don't
17 have an example existing, the likelihood that New
18 York state is going to say that this little
19 itty-bitty village should be the test case for a
20 vacancy tax. Maybe it will. But I don't think
21 it's, you know, a reason not to do it.

22 On vacancy, a couple of other thoughts
23 I have on it then maybe Elizabeth we'll start with
24 you and go down that way, are you do find vacancy
25 registries with some places, they tend to be more

1 in areas that have a lot of residential blight,
2 and it's not clear to me from looking at them what
3 the real benefit is, other than giving you a list
4 that you are maintaining, and maybe if you've got
5 concerns about how those properties are being
6 maintained, it helps you keep a better idea on
7 code violations, and the like, but that is one,
8 another thing that you see with respect to vacant
9 properties.

10 A lot of times what municipalities do
11 is they have programs to help people, not so much
12 with rent -- my personal view, for what it's
13 worth, is most of the rents are way too high in
14 this Village for the period of time. The
15 commercial rents, and so are the residential, but
16 we're not talking about that.

17 And so, I think it's hard to say how
18 much easier you could make it for retail to open
19 in this Village right now. Like you don't, unless
20 you are doing construction, you don't need to come
21 to us for site plan review, you don't need
22 conditional use approval, you are not required
23 provide parking. Like there's no hoops other than
24 filing a change of occupancy or use with the
25 village that, to my knowledge, you have to go

1 through to open a retail up. And most of the
2 storefronts are closed for retail stores.

3 So to me that says it's more of an
4 economic issue. So what you do see some
5 municipalities doing is having small business
6 grant programs to help owners up with the capital
7 costs, not so much the rent, but the build out of
8 the space.

9 But, again, we are dealing with a
10 municipality that doesn't really have any funding
11 sources and it's not even clear to me if we had
12 that ability how much it would help.

13 Having said that, I think I'm open to
14 anything because I think I, as much as everybody
15 here talking about town, kind of finds it
16 depressing to walk around and see all these empty
17 storefronts. So I don't know.

18 Elizabeth, do you want to maybe --

19 MEMBER TALERMAN: Yes. You know, I've
20 been thinking a lot about this, in part because I
21 live in a neighborhood, and I know we're not
22 talking about residential, but I, we have three
23 derelict houses in outstanding neighborhoods. Two
24 on Atlantic -- three, actually, on Atlantic, and
25 then one where Bridge becomes Chaplin. And at

1 least three of the four have been vacant for as
2 long as I have lived here. And one of them is
3 literally, I actually picked up siding from the
4 road sometimes.

5 So it's, it is blighted. But that's a
6 lot for a one square mile village, and now I'm
7 talking about one square block. It's a darn shame.

8 In terms of commercial, there is a part
9 of me that just thinks, logically, strategically,
10 why would this only apply to a place where there
11 is a million people, as opposed to a smaller place
12 where it has a much bigger impact.

13 In our one square mile, when three or
14 four stores are vacant, a tourist might come and
15 say I'm not coming later in the season, there is
16 just not enough to do. There's not enough in and
17 out, which would be a terrible shame, since we are
18 one of those spots that people like to come for
19 the day.

20 I have been thinking that since it's
21 way outside of my pay grade to understand how the
22 law works with regard to getting a new tax past,
23 and the challenging things like this, I wonder if
24 planning and the BID can work together, in
25 concert, to talk about what are the ways that we

1 can make use of these spaces, give these spaces
2 over and create some public things, student art
3 work, whether it's using the windows or having the
4 landlord, if they want such high rents and they
5 can afford to stay empty, maybe they can afford
6 the insurance to have a reception of some kind
7 that does the public good. So I --

8 CHAIRWOMAN HAMMES: On that point, I
9 would just say there has been an art committee
10 formed, which Lily is in charge of it, who I
11 think is supposed to be coordinating with the
12 BID on kind of murals and beautification
13 downtown, so.

14 MEMBER TALERMAN: Yes, maybe the BID and
15 that committee and planning, there seems to me
16 that you can't control somebody creating a
17 reasonable rent so others can get into those
18 spaces, then before we penalize people, maybe we
19 can inspire them. And if we can inspire them, then
20 maybe we can use time and the levers of negative
21 incentive to try to get something done there.

22 CHAIRWOMAN HAMMES: Frances, we'll end
23 with you this time.

24 MEMBER WALTON: I do think that this is
25 a major issue for the Village. It's an important

1 issue. I don't, unfortunately, have solutions to
2 how, I mean, in particular the arcade is a very,
3 very sore thumb, right smack in the middle of
4 Front Street, and it's been vacant for so long
5 now. And it's an eyesore. So not only do we not
6 have the benefit of the flow, you know, or the
7 services that a storefront like that might
8 provide, but we have an eyesore in one of the most
9 trafficked parts of the Village.

10 So is I think this is a serious issue,
11 similar to my comment about parking, I take your
12 point on the difficulty in getting taxes approved.
13 You know, is there some other way of structuring
14 a, you know, a surcharge or something that isn't,
15 doesn't fall into the bucket of a tax and require
16 the same approval processes. Because without it
17 we cannot make the incentive in some of these
18 cases, the, it's very apparent that certain of the
19 landlords are just going to sit on the properties,
20 and they have been sitting on them, they will
21 continue to sit on them. I'm not sure what they
22 are waiting for.

23 But I do see it, you know, I do think
24 that tourism, while that may be a dirty word for a
25 lot of people, it is what has made the difference

1 in terms of this village's ability to have a
2 viable economic base, compared to when I first
3 moved here in 1989.

4 And so I know it's a touchy subject,
5 but we depend on that tourism and we need the
6 downtown to look, to be vital and attractive and
7 an interesting place to come to -- Elizabeth's
8 point earlier.

9 So I do think that this is a very
10 important point for the Village to address. And,
11 you know, I know, I mentioned condemnation
12 procedures in the past, but as Tricia pointed out
13 when I mentioned it, you need money to buy the
14 property. You know, so if you did proceed with a
15 condemnation relative to a blighted sight, you
16 would need to be able pay the fee to buy it.

17 But that is obviously how it's dealt
18 with in some areas, in the city and other places,
19 so.

20 MEMBER BUCHANAN: So I agree with you,
21 Tricia, when you are saying like, I think it's a
22 combination of things, and again, I don't know
23 what I don't know. But how much of it is based on
24 rents. I don't know. I have not had those
25 conversations.

9 Touching on what Elizabeth was saying
10 with the residential, I agree. I think too often
11 we focus only on Front and Main, and I think this
12 really needs to go beyond. We have these vacant
13 houses for decades and, you know, maybe it's our
14 approach with some of these vacant buildings in
15 the business district and the residential, is
16 there an opportunity to approach this like New
17 York City, with the warehousing apartments, how
18 they do that.

19 Is it the vacant residences that is the
20 way people are not motivated. Can we take that
21 approach, because if housing is truly as big of an
22 issue in this community as we all say and hear,
23 then why are these places boarded up for decades
24 or whatever.

25 I think it's a very different thing if

1 a shop goes vacant for a couple of months or maybe
2 a year. That's not something we are talking about.
3 Or the house or whatever.

4 But, and that may not be a realistic
5 way to approach this, but I think the city has had
6 some success with this, with having landlords,
7 motivating landlords, to keep things moving. You
8 know, for that means.

9 So that might be one possible approach.

10 CHAIRWOMAN HAMMES: Dan, anything you
11 want to add?

12 MEMBER CREEDON: Yes. So I think that
13 commercial vacancies are a result of market forces
14 that I don't have any participation with. I'm not
15 a landlord. I'm not looking to operate a business.
16 I don't know if a fence is too high, if
17 regulations are onerous. I don't know what it is
18 at all. And I would be hesitant to, for us to as a
19 Village, to throw ourselves into something that I
20 think is essentially governed by the market.

21 That said, I hear comments about the
22 arcade all the time. And I disagree with everybody
23 who comments about the arcade. I know it's been
24 empty for a long time. But I used to love to go
25 there. Because I could get anything I needed.

1 But I don't think tourists ever went
2 there except to say, oh, this is a nice small-town
3 store. Because I could go in there for a microwave
4 or a blender, or tools. And inexpensive,
5 not-so-attractive clothing. All kinds of stuff
6 that I don't think tourists are coming to
7 Greenport to purchase. And I love the store. I was
8 sad to see it close. But they have done a better
9 job than a lot of places of keeping their window
10 looking like it's not necessarily a vacant store.
11 In my opinion.

12 I think, to echo, I think of the Shah
13 (sic), they make it with everybody.

14 House vacancies are much more
15 worrisome, I think. I moved here in 1992. And from
16 my front door, when looked out in 1992, I could
17 see a derelict house. It had been abandoned for a
18 very long time in 1992. It's still abandoned, 33
19 years later. I think abandoned, derelict houses,
20 especially in Greenport there's a lot of houses
21 are close together. I think they are banking on
22 people who don't belong in that house to find
23 their way into that house. And fires could
24 result, or any one of a number of other things.

25 So I think those are more problematic

1 and not necessarily determined by market forces in
2 the same way.

3 And I would just end by saying that I
4 hear people say, even on this Board, that the
5 vacancies in the commercial district are
6 discouraging people from coming here, but at the
7 same time, the same people are saying if is there
8 not enough parking for all the people who are
9 coming here. I'll leave it there.

10 CHAIRWOMAN HAMMES: This has been
11 helpful and given me a lot of think about. I
12 just have two things on the vacancies and the
13 economic, on the CR side, which is actually
14 frankly not just rents, right? It's an economic
15 issue of a combination of rents, availability of
16 employees, and a lack of a year-round economy to
17 support those businesses. And, you know, it's
18 something I think we just all need to keep
19 thinking about.

20 I think on the vacancy, it's an
21 interesting point, bringing up the residential
22 issue. It does take me back to the research when
23 I was looking at vacancy taxes, about this
24 concept of a registry, which at least then puts
25 the Village in a position of knowing what the

1 situation is, and being able to go to your
2 point, from a health and safety standpoint, keep
3 an eye on vacant buildings. Again, there is only
4 so much you can do. People own property, you
5 can't make them sell it, you can't make them
6 rent it. But maybe that's something worth
7 looking into a little bit more, and rolling both
8 the commercial and the residential into that.

9 So, again, I can take this back and do
10 some more thinking and come back with some kind
11 of more thoughts based on this conversation for
12 our next meeting.

13 I think that that takes us to,
14 skipping over village character for the moment
15 to housing. Because I do believe, one, to go to
16 the question of, I think for some people
17 downtown is like a struggle to get employees,
18 and struggle to have people that are there
19 year-round, coming in, you know, engaging on a
20 commercial level. And again this a complicated
21 conversation. I mean, I've been involved in
22 housing discussions now in this village for at
23 least four or five years, going back to when
24 Mayor Hubbard was in office, and Julie
25 (inaudible) started an affordable housing, and

1 the big topic of the day that I mostly hear from
2 the community is ADUs, right? The code
3 committee had done some work on this, kind of
4 sat with the Board. I think ADUs is getting to
5 be more and more a big focus. I believe
6 Southold is changing its rules to make it
7 easier.

8 So ADUs, for people that don't fully
9 understand, are Accessory Dwelling Units. And
10 that means, right now that way our code works is
11 that, in the residential districts, frankly as
12 well in the commercial districts with one
13 exception, you really can't use what are called
14 accessory buildings for housing. You can only
15 use the principal building on the lot for
16 housing.

17 And we have a lot of accessory
18 structures in this Village that are garages,
19 barns, sheds, and some of them are fairly
20 well-sized. Most of them that are in existence
21 today probably don't meet current setback
22 requirements under our code, our bulk standards,
23 which makes it difficult if you require
24 compliance with that. And I guess I would be
25 interested in hearing people's views about the

1 use of Accessory Dwelling Units in the village
2 and kind of what your thinking is, whether you
3 support it. Whether you think it should be
4 subject to our current bulk standards, whether
5 if it's a pre-existing structure, if you go back
6 and you look at like the old maps, most of these
7 structures have been around a long time. They
8 were built probably before we had bulk standards
9 in our code.

10 I want you to think about that, and
11 then maybe after we have that conversation we
12 can talk a little bit how we might encourage
13 more housing in the downtown area as well.

14 So Frances, why don't you start with
15 the ADUs, if you want to.

16 MEMBER WALTON: Sure. So this is, the
17 whole subject of housing and ADUs is a very
18 complex one and difficult one to solve, because
19 part of what we are trying to solve for is not
20 just more sort of high-end market rate housing,
21 but affordable housing, workforce housing. And by
22 affordable, I don't necessarily mean in the HUD's
23 definition of "affordable." I mean affordable to
24 your average Greenport person.

25 And, so it's complicated, extremely

1 complicated and controversial, and not easily
2 solved. And as I think we all know, it's not just
3 a Greenport problem, it's not just a Southold
4 problem, but it's a nationwide problem, and that
5 everybody seems to be wrestling with.

6 So my feelings about ADUs are in
7 development, I feel, I think somewhat differently
8 about existing structures than I do build new
9 structures for ADUs. I think somebody utilizing
10 an historic property or an existing property,
11 making better use of it, either for a family
12 member or for a non-family member, to increase the
13 stock of affordable housing in the Village, is a
14 good thing for the Village.

15 I have very mixed feelings about sort
16 of brand-new building out a lot completely for the
17 specific purpose of providing housing,
18 particularly if it's market rate, meaning
19 expensive.

20 If it's again for workforce housing or
21 affordable housing, you know, I feel differently
22 about it. So there is, as I said, I have a lot of
23 mixed feelings on the subject. But I would not
24 want to see it become just a profit-making
25 opportunity for developers to come in and, you

1 know, increase what is already a relatively
2 densely populated village, and in terms of
3 property build-out, which is in the immediate
4 downtown area, just for profit.

5 CHAIRWOMAN HAMMES: Shawn?

6 MEMBER BUCHANAN: So, I, attainable
7 housing to me is so important, I think it's, you
8 know, as somebody who didn't always live in a
9 house like I live in today, I feel very fortunate
10 to have had attainable housing when I was younger.
11 When my parents, the first home, they were able to
12 buy a furnished trailer in a trailer park. That
13 was an upgrade from a garage that we lived in. It
14 was, you know, it was really, it was one of the
15 best things. It was life changing.

16 I think I would want to understand, are
17 these rentals only, or would these be potential,
18 could they be sold off, or is it only rental. And
19 then the other thing I think about is, because now
20 it gets into like subdividing lots and things like
21 that, and I'm not sure if that's even part of the
22 conversation, but I would want to know.

23 I'm looking at the trend of people
24 buying there, what the price point is. And I do
25 struggle with believing that for eternity these

1 will be attainable housing options for people. And
2 that's the part I struggle with.

3 I think the Board looking at these, you
4 know, second dwellings on properties, secondary
5 structures, whatever they are, I would rather, I
6 almost feel like it needs to be a realistic
7 conversation, and say, do you want this to be a
8 guest house. Do you want this to be a pool house.
9 Do you want this to be party space. And I don't
10 know who is going to say that. But I just, I don't
11 have a lot of faith that these will last in the
12 market.

13 I do think there are some folks who
14 will use them or in-law apartments, they will use
15 them for their children. But and I think in the
16 same way we've been looking at, and I think when
17 you all came together as the code committee and
18 thought about. You know, these are the way these
19 businesses are today.

20 But as we are looking towards the
21 future, what happens if that place sells tomorrow.

22 So for me, I think that sort of
23 thinking is really important in thinking about
24 this. I think when you are buying a seven-figure
25 house, I don't know if that's a realistic thing to

1 think somebody is going to have an attainable
2 living structure on such a small property.

3 That being said, I think up until a
4 handful of years ago, that was working really well
5 in a place like Provincetown. But Provincetown
6 now is a perfect example of this where the super
7 wealthy are coming in. And they have problems with
8 staffing, they have problems with housing. They
9 have all the same problems that we and many other
10 communities have.

11 So if I look at a community like
12 Provincetown, I think that they are probably a
13 little further along than we are with this. I
14 don't see it for attainable housing, I don't see
15 it as having longevity. Unfortunately.

16 CHAIRWOMAN HAMMES: Dan?

17 MEMBER CREEDON: I want to say my only
18 concern, but maybe it would not be my only concern
19 in a few years and months if we are having this
20 conversation again.

21 But I don't object to a dwelling unit,
22 accessory dwelling unit, as a dwelling unit like
23 ours was or our kids, or strangers, quite frankly,
24 dwelling there. But I would be concerned about it
25 being a short-term rental. And I think short-term

1 rentals can change the character of the
2 neighborhood. And I don't know how you would stop
3 that. Not just because the house may get sold in
4 five years or ten years, if there is a new
5 administration in the Village. So that is my
6 concern, not becoming a short-term rental.

7 MEMBER TALERMAN: I haven't done the
8 research I would like to do to see what
9 communities have done in this well. I know Seattle
10 has a lot of ADUs. I think it would be really
11 smart for me to be more informed. So that's number
12 one.

13 Number two, we are building an
14 accessory space on our property. Brand new one.
15 It's not an ADU. If ADUs were passed, we would
16 convert it. We have two adult daughters we would
17 like to see more often. And that would help.

18 We also want to age in place, and we
19 now we don't have enough room for a caretaker to
20 take care of us inside our house. So the idea is
21 that would help us age in place.

22 I think that if we pass ADUs there
23 definitely will be people that want to rent them
24 out. I think rental is great. I agree with you. I
25 would love it to be you can only rent it out if

1 the owner is in the main dwelling that is there,
2 and if it's 12 months out of the year. If we have
3 that kind of restriction, then we are opening up
4 housing.

5 The market will determine the rate. I
6 don't think we can necessarily legislate it's got
7 to be affordable. It's different, potentially, in
8 a commercial than residential, but I feel like
9 there are opportunities to have to house more
10 people here, and that it's good for our economy to
11 do so. And it would allow kids to come home,
12 people to age in place. But I have skin in this
13 game, so if I were conflicted, I just wanted to
14 put that out there.

15 CHAIRWOMAN HAMMES: I mean, look, ADUs
16 is a very complex topic, like you said. I've been
17 looking at it and studying it for at least four
18 years now. And I think I sent you guys some
19 reading links on this. I can pull out the work
20 that the Code Committee did on it, maybe try to
21 skinny it down for some higher terms for us to
22 talk about at our next meeting.

23 I think the biggest thing I struggle
24 with it is this question of, I'll call it,
25 leakage. You know, kind of where it becomes

1 short-term rentals or is used for something that
2 it otherwise would not be able to be used. I
3 don't know how you enforce that.

4 I don't know that I think that there's
5 not ways to structure that. I mean, we've done it
6 in the downtown district by saying you can't rent
7 for less than 12 months apartments. It doesn't
8 mean that somebody is going to be there full time,
9 but that helps, right?

10 So again, I will, I think for our next
11 meeting try to do a little bit more words on paper
12 for all of us to look at, to have it ready before
13 we meet so people can look at it.

14 Related to that, that's another topic
15 that had some discussion, and I don't think the
16 Code Committee had reached agreement on it, but
17 it's a topic that comes up a lot, is about
18 additional housing resources downtown. As we know
19 with the application we accepted earlier today
20 asked for two additional apartments, which under
21 the code would have to be 12 months, maybe taking
22 a step back. If you look at our code before the
23 changes two years ago, no apartments other than
24 kind of artist studio-type apartments were
25 permitted on the waterfront commercial side.

1 Now, that doesn't mean that there
2 weren't people living in those, because there
3 were. But they weren't supposed to be. When the
4 code got amended two years ago, we rezoned the
5 waterfront commercial into the CR district, and
6 then we basically said you as of right could have
7 apartments on the second floor of buildings, in
8 principal buildings as long as they were subject
9 to a 12-month lease. Then there was a lot of
10 thought that eventually the code might be amended
11 again to allow a third floor as-of-right, but only
12 to the extent that both the second and third floor
13 were being used for apartments and at least half
14 of those apartments would be subject to some kind
15 of affordability criteria. They would all be
16 subject to that full-time, 12 months rental
17 period. I mean, the other question down there is
18 whether you would want to do some kind of, to go
19 to one of the points you raised, owner structures,
20 so that they can be condominiums or co-ops.

Again, I've done a tremendous amount of reading and looking at this. The condo/co-op thing, there are jurisdictions that have that. It's very complicated in terms of administration, and not something I think, my personal view is

1 that may be something that is a little bit much
2 for the Village to chew off at this point, but
3 obviously the downside of not doing that is those
4 tend to allow more of a build-up of equity that
5 you can then kind of move up into the next level
6 of housing.

7 So, as far as discussing, I think the
8 relative initial question though is whether or not
9 that that is a change to the nature downtown to
10 allow third-story build-outs. And I would say I
11 have not gone around and counted, but I would
12 guess a 20-25% of downtown has a third floor
13 already, maybe even a little bit more than that,
14 depending on where you walk from.

15 The proposal would have been to do it
16 as an overlay district so it would not necessarily
17 be applied to every building. So maybe it's on one
18 side of the street, that kind of stuff you can get
19 into the details. I guess for now the question is
20 what do people think about that construct of
21 trying some kind of incentive program to result in
22 the creation of additional apartments in the
23 downtown district, and kind of questions or
24 thoughts you might have around that.

25 So I guess it's your turn, Shawn.

1 MEMBER BUCHANAN: I think it's
2 interesting. And that's the one that, that's the
3 one place where I think parking is a little bit
4 different. I think about it a little differently,
5 because if we are getting families -- let's say we
6 have a family and you have twins. You have a kid
7 who's one, and a kid who's three, I don't know.
8 And you have a double stroller. Where are you
9 parking? How are you getting up there? Does it
10 have to have an elevator? Does it have to go to
11 the second floor? I don't know.

12 So I think, I normally don't get hung
13 up on parking, but that's something for me, I
14 would just want to make sure we are taking care of
15 folks who, again, or people that needed a little
16 bit more, needed to park closer, that we had
17 enough spaces for them.

18 (After a fire siren interruption, these
19 proceedings continue as follows).

20 So I'm not opposed to some sort of
21 building, I don't know that, I don't know where
22 and which locations would be appropriate for a
23 third floor versus second floor. And, um,
24 honestly if this is allowed for more staff or
25 more people who wanted to live here or more

1 people that wanted to raise families here,
2 whatever the case would be, I would be open to
3 that.

4 But, um, one thing I would be concern
5 about is we are not Sag Harbor. And so we don't
6 have this really wide thoroughfare. So we
7 create this, if we get too high on all sides, so
8 I would want it to be, I would just want to be
9 careful we didn't just create something that was
10 sort of like comparable to maybe
11 Riverhead-esque. I'm not saying places like
12 Riverhead or Sag Harbor is terrible. It's just I
13 would want us to be thoughtful about how we
14 approached second or third floor.

15 MEMBER WALTON: So I think we skipped
16 over the character discussion because there is a
17 lot of discussion going on. But I think this
18 point, I think it's the same point Shawn was
19 making, is I would be supportive, and am
20 supportive, of adding some additional apartment
21 units in the commercial district, if it's done in
22 such a way that it doesn't significantly alter the
23 character of the Village or creating a canyon.

24 So that I'm not sure if it would be
25 as-of-right or whether it would be case-by-case.

1 But there, it seems to me there are places where
2 it would make sense to have a second floor, maybe
3 a third floor, you know, it would depend on the
4 individual cases.

5 So generally speaking, if that could
6 help ease the housing situation, and provide,
7 again, very concerned with, you know, I and from
8 an economic development background, and so very
9 concerned with workforce housing as Tricia, our
10 Chair, pointed out earlier. Some of the challenge
11 in filling commercial vacancies in the Village may
12 have to be do with staffing levels, not just rent
13 levels, which, you know, I'm sure that can be part
14 of it as well.

15 And I, just for the record, I wasn't
16 suggesting, when I was talking about the arcade
17 earlier, that that was the tourist attraction is,
18 goes to the character of the Village, and having
19 an attractive Front Street and Main Street,
20 attractive business district for people to want to
21 come and visit.

22 So again, maintaining the character of
23 our Village is important to me.

24 CHAIRWOMAN HAMMES: It's just an
25 interesting point, and kind of circles back

1 through a bunch of these things, thinking about
2 what Shawn said, about Southold. It's not
3 specifically on topic, but it goes to character
4 and the struggle in particular with retail
5 downtown.

6 I think what's happened over at
7 Southold, from my perspective, and interesting
8 example. You have one or two kind of
9 anchor/housing type stores that really had a
10 following, and I think it became easier, I don't
11 know what the economics of the rents are over
12 there, I think they may also be different
13 because it's much harder for a restaurant to
14 open up in Southold than it is in Greenport
15 because of water and sewer issues.

16 But you kind of got now people that
17 rely on the fact that all of these similar
18 businesses are there together, and it's
19 interesting to think as it goes back to the
20 arcade and, you know, I think the arcade has
21 done a better job in recent years of maintaining
22 where they go in relatively decent fashion, but
23 still the fact is it's a big, closed storefront
24 on Main Street that is, you know, it's another
25 thing if you're walking down the street, and

1 it's one less thing that's framing you in and
2 kind of keeping you and engaging you in the
3 Village. So, that's just an ongoing struggle
4 that we have. And I don't think the answer is
5 that everything should be restaurants, which
6 seems to be the direction we keep going on, and
7 I think, frankly, will eventually hurt the
8 restaurants because people want an excuse, and
9 there's only so many restaurants we can handle
10 in this Village, particularly that can stay open
11 year-round. And it just becomes kind of a
12 vicious cycle. So I kind of too us off track
13 there, so.

14 MEMBER TALERMAN: So to continue that
15 thought. Before I bought the house in Greenport, I
16 lived upstate New York. And I used to go every
17 weekend to Lake Barrington, until it contained
18 mostly real estate agents and banks, and there was
19 nothing to do. So we started going to Hudson,
20 which was incredibly mixed-use, but mostly
21 antiques and housing stores. And it was clustered.
22 It was wonderful. Because you could go from store,
23 to store, to store, and spend the day. And there
24 was a bookstore with a bar. It was a lot of fun.
25 But Great Barrington had been, but whatever the

1 government and business improvement district never
2 looked at, how many of this versus. There wasn't
3 any planning, per se. And the downtown got it.

4 CHAIRWOMAN HAMMES: That's right, now
5 it's packed. It's like Canada central.

6 MEMBER TALERMAN: That's right. Right
7 on the New York border.

8 CHAIRWOMAN HAMMES: And some really
9 pretty ones, too.

10 MEMBER TALERMAN: I am 100% for trying
11 to figure out higher-density housing in our
12 downtown.

13 I think with smart architects and
14 engineers we could figure out light and shadow
15 to the point of canyons. I think that's the
16 most important thing. In New York City we can
17 have tall buildings in some places. And it's
18 terrible because it's very dark, and in other
19 places it's situated with setback, et cetera.

20 So, you know, the simple answer is,
21 yes, let's get third floors on most of these
22 things. Because looking at the facades, we can
23 kind of see that that can happen.

24 The notion of being able to legislate
25 how many are affordable, I mean, of course, I

1 would love to see that, too. I, please forgive
2 me, I mean to insult no one when I say, when we
3 talk about the character of this village, and
4 then I take a walk down Front Street, I have a
5 really hard time associating the character of
6 Greenport with Front Street. At all.

7 From Poppy's Cleaners and the way The
8 Greenporter looks today, I know they're working
9 on a plan, to the green concrete building, to
10 the arcade, it's a mishmash. It is, when I turn
11 the corner, and I walk home, all the way up Main
12 Street, and I see all the cherry trees and the
13 big old houses, and lovely, varied storefronts,
14 it's a delight. Other than a bank building that
15 is now a parking lot and a health center. And,
16 our fabulous opportunity shops. Which I shop
17 at. But seriously, I think about the
18 conversation, what are we preserving on Front
19 Street? Please, God, let that green concrete
20 building become something beautiful.

21 MEMBER CREEDON: Are you talking about
22 the market, that building?

23 MEMBER TALERMAN: Yes.

24 CHAIRWOMAN HAMMES: Are you talking
25 about that or are you talking about the one --

1 the one that has the empty structures in it?

2 MEMBER TALERMAN: Yes.

3 MEMBER CREEDON: Which one is that?

4 Where is that?

5 CHAIRWOMAN HAMMES: The one where
6 Takao's is and Javier's, whatever it's called
7 now. Across the street from Aldo's. It's got two
8 empty spots.

9 MEMBER TALERMAN: It's got two American
10 restaurants now.

11 CHAIRWOMAN HAMMES: It's got two empty
12 spots.

13 MEMBER CREEDON: I like Front Street. I
14 patronize the businesses. I'm hardly ever on Main
15 Street

16 MEMBER TALERMAN: I know that these are
17 esthetic differences. There are some people that
18 like the Derelict Ice House. There are other's of
19 us that are like, oh, my God, what could we do
20 with that. And I think it's a danger to young
21 people.

22 In any event, my answer is, I am all
23 for eyeing a floor, thoughtfully looking at light
24 and shadow, and contemplating how to get housing
25 -- any housing that is smaller than a house is

1 likely to be more affordable. And with all those
2 same restrictions as ADUs, if we could enforce it
3 12-month rentals, and if the law permits, making
4 part of it affordable, would make it, I think,
5 again, add to the economic vibrancy of the
6 Village.

7 MEMBER CREEDON: (Inaudible comment).

8 CHAIRWOMAN HAMMES: Is that your
9 contribution, Dan, or do you have something --

10 MEMBER CREEDON: No, I have a question
11 rather than a comment.

12 The ADUs, this item that we are
13 considering, that we were addressing, 140 Main
14 Street, does this fit the definition of an ADU?

15 CHAIRWOMAN HAMMES: No, it's an
16 apartment, it's in a principal building. I mean,
17 under our code it has to be in a principal
18 building downtown.

19 MEMBER CREEDON: It has to be a separate
20 building.

21 CHAIRWOMAN HAMMES: Yes, I mean, so our
22 code talks about principal buildings and accessory
23 buildings, generally speaking. In downtown only
24 apartments in principal buildings are permitted,
25 unless it's a pre-existing apartment in an

1 accessory building, in our current code. And, same
2 thing in the residential district, you can't have
3 open spaces in accessory buildings.

4 So an accessory building is usually
5 viewed as a garage or a barn. It's something that
6 is accessory to the principal use.

7 MEMBER CREEDON: My neighborhood is
8 loaded with detached garages.

9 CHAIRWOMAN HAMMES: Environment. I
10 mean, we can talk more about village character
11 if you want to. It's such an over-arching thing.

12 MEMBER WALTON: I think it gets woven
13 into all these issues, and so, you know, I think
14 it's fine, since, I think it's fine to move onto
15 other topics.

16 CHAIRWOMAN HAMMES: I don't want to keep
17 us here too long on this, I think there is a
18 diminishing value of return.

19 I think on the environmental, I mean,
20 Suzie I think sent a really interesting e-mail
21 today that everybody should read. I think I can
22 do a little more follow-up on that. I mean, there
23 is a particular interest in the environment and
24 wants to be involved particularly about that. Let
25 me know.

1 MEMBER WALTON: I do. And I do think, I
2 mean I've had some involvement in my government
3 days with hardening, you know, waterfront
4 hardening and resiliency, and so it is a subject
5 that I think is perhaps more important than we
6 think it is, particularly in the process of
7 revising the LWRP.

8 CHAIRWOMAN HAMMES: Yeah, I mean it
9 really has to, it kind of goes into where the LWRP
10 is, and the Harbor Front Management Program, all
11 which I understand Patrick is working on so it may
12 make some sense to want to talk to him about that.

13 But it's definitely on the radar
14 screen. I think one thing, and it kind of goes to
15 this village character issue, that it would be
16 really helpful to have everybody think about, for
17 our next meeting a little bit, is what exactly do
18 we think should be coming before the Planning
19 Board.

20 You know, I mean, you know what our
21 standard is of review, we all talked about it. We
22 do everything. You know, right now, generally, I
23 put what we do into several buckets. We do
24 conditional uses, which in some jurisdictions are
25 called special exceptions, but those are the kind

1 of uses viewed as probably okay in the
2 jurisdiction but may be subject to conditions and
3 the like and need a higher level of scrutiny. And
4 then we have site plan review. Those are our true
5 primary functions on this Planning Board, which is
6 generally what a Planning Board does in New York
7 state.

8 The question to me really relates to
9 site plan analysis and what triggers that. And
10 maybe just thinking a little bit about that. I
11 think -- we have not had a lot come before us
12 because we've moved a lot of things out of
13 conditional use, and don't have a lot of empty
14 property downtown. So frankly the way our code
15 currently works, which maybe I think might be the
16 right answer, but I just wanted everyone to think
17 about this is, that unless you fall into one of
18 those buckets of what we would view as kind of a
19 conditional use where we really kind of need to
20 take another look at it and think about whether
21 there's any conditions that should go with it, or
22 you're doing some kind of really kind of
23 substantial construction that is going to make a
24 site plan very different than what it is today,
25 which would include, you know, taking and emptying

1 retail space and turning it into a restaurant,
2 potentially. Those are the kind of things that
3 come to us today. Little things don't. Change of
4 occupancy doesn't come to us today, which I think
5 probably is fine, but I think it would be helpful
6 to the Board to start thinking about that, because
7 I think at the end of the day, having lived with
8 the code, with the amendments for the last two
9 years, I've seen places where procedurally it's
10 working and procedurally it's not. This will also
11 feed into the various definitions relating to
12 eating and drinking establishments. I think,
13 frankly, that's where the village should start
14 going the most right now. We broke it up from
15 kind of a general category of eating and drinking
16 establishment into buckets of restaurant, bar,
17 tasting room. And then there's two types of
18 restaurants, takeout restaurants, and they come
19 into different buckets of conditional use and
20 permitted uses, and I think there has been a
21 lot -- the things that I see that have come in,
22 where there's kind of I've seen a struggle going
23 on in the background has been more like how do we
24 bucket those out and when does it require Planning
25 Board approval and when doesn't it, and is it a

1 significant application that has to go through the
2 pre-submission process or not.

3 I don't know that we'll talk about
4 that, even at the next meeting but as we start to
5 work through this everybody can kind of think
6 about what you see this Board doing for the last
7 two years and the processes we have been doing and
8 how you think those are working and how they are
9 not working or how they might work better, I think
10 ultimately that's something else mechanically that
11 we are going to want to take a look at Section
12 150-31 a little bit more closely and figure out
13 what the trigger points are on that.

14 So, I guess with that being said, again,
15 in terms of next steps, I will undertake to kind
16 of take these buckets and flush them out a
17 little bit more. We'll do some committee work
18 and other stuff that I've done.

19 I think the other thing we really need
20 to focus on is community engagement, and I
21 think, what I think would be really helpful to
22 do would be to develop a survey that we can
23 reach out to particularly our policy matters in
24 the Village, that we can get out similar to what
25 the -- I mean the HPC did a mailing list, it

1 wasn't a survey, but similar to that, it would
2 get out to people in utility bills, so I was
3 hoping that Elizabeth and Frances, you guys,
4 given your backgrounds, you take the lead on
5 that, put something together, and obviously
6 eventually the whole Board will see it and climb
7 up on it.

8 But I think it would be really
9 helpful, it's good for us to talk, we all talk
10 to other people, but to really try to figure out
11 if we can get a better feel for where the
12 village community is on some of these topics
13 that we are discussing, or at least give people
14 the opportunity to weigh in.

15 Similarly I think we should reach out
16 more to the BID and business community, and
17 maybe Frances and Elizabeth, again, do you want
18 to give some thought to that for our next
19 meeting, like what we might want to do on that
20 front?

21 MEMBER WALTON: Yes.

22 CHAIRWOMAN HAMMES: And I guess that's
23 it. I think so then at our next meeting, I'll try
24 to flush some stuff out in a little bit more
25 detail, depending again on what we have on our

1 agenda and see where you guys get with a survey.
2 140 Main, I don't think will be on our
3 next agenda because we are still going to be
4 waiting for some stuff, because we can't get to
5 final determination on it and have a public
6 hearing, really until it get through the ZBA and
7 HPC process, so that will probably come up, I
8 would guess, maybe in our June meeting. There's a
9 few other things pending that may pop up on our
10 agenda. We'll see. By in the meantime we'll
11 continue to have meetings and have these
12 discussions and try to work through things.

13 And if you all, I mean I've asked Brian
14 to do this already. He's sent me a couple of
15 e-mails. If you guys come across things when
16 you're looking at the code or whatever, that you
17 have questions about or think that we need to
18 think about a little bit more, you can keep a
19 running tally of those as well and I think now
20 would be a good time to talk about those.

21 Are there any other thoughts on
22 outreach that we can be doing?

23 MEMBER TALERMAN: You know, I'm excited
24 to do some work with Frances on the BID, and I
25 think, but I'm not sure, that there is a sense

1 that we are not easy to do business with, that
2 that this town is not easy to do business with.
3 And the reality, when I think about the code, I
4 don't see that. I think there is a schism.

5 And so finding ways to openly discuss
6 that, to understand why people feel that way,
7 where is it real for them. And to come back as a
8 board and to address that, if we need to address
9 that, whether it's communication, whether it's
10 wow, we didn't know how to do this, or you didn't
11 even know that you didn't have to do something.

12 I don't know if it's communication, if
13 there really is a lot of gum in the works, but
14 that's what I'm excited to try to uncover.

15 MEMBER CREEDON: (Inaudible).

16 MEMBER TALERMAN: What's that? If
17 there's more gum in the works? We'll ban gum.

18 CHAIRWOMAN HAMMES: More gum in the
19 works?

20 MEMBER CREEDON: Well, it's not that I'm
21 going to discuss it now (inaudible).

22 CHAIRWOMAN HAMMES: I hope so.

23 MEMBER CREEDON: Do we want to invite
24 anybody in the audience?

25 CHAIRWOMAN HAMMES: Yes.

1 MEMBER WALTON: Yes, just one other
2 thing on the point about BID. I do have, to your
3 question about any other thoughts, I do have a
4 list of individual sort of outreach that I put
5 together for HPC that I thought I could go over
6 with Elizabeth and we can see, you know, whether
7 it makes sense perhaps, to sit down with the bid,
8 whether individual outreach might make sense based
9 on that or any other items we want to put into
10 these people that we might want to add to it.

11 CHAIRWOMAN HAMMES: I would say on the
12 BID, just one thing we should all keep in mind,
13 is the BID has its leadership, and I'm not sure
14 that all businesses are actively engaged in it, so
15 we may want to try to figure out a way to have a
16 broader conversation than just with the BID on
17 some of these things.

18 MEMBER WALTON: Right. So that was sort
19 of where that list came in, was started with
20 groups like the civic group or the BID and/or the
21 BID, or other groups, already existing groups, to
22 the extent that those groups don't reflect the
23 whole adding.

24 MEMBER TALERMAN: We're not so big that
25 we can't walk around and say hi to some folks.

1 CHAIRWOMAN HAMMES: Yeah, and I think,
2 look, you know, I got feedback indirectly after
3 our last meeting, somebody complained about us
4 having these meetings on Friday at 4:00, and we
5 all know that we have scheduling limitations we
6 have to work about, including using this
7 building, but I really would be interested in
8 hearing from everybody on the Board, if you talk
9 to people, when might be times, not necessarily
10 regular meetings but if we end up once again a
11 little bit further down this process and we want
12 an opportunity for people to come in and listen
13 to what we are thinking and get more feedback,
14 when are the good times to do that. You know, I
15 don't know. I don't know that there is ever any
16 good time for everybody. Because you've got
17 families with kids, and people that are working,
18 and we're going into the busy season, it's just
19 something for us all to think a little more
20 about.

21 All right, I think the next -- we are
22 almost done. But our next thing was if anybody
23 in the public cares to address us on planning or
24 zoning matters.

25 MR. SALADINO: My name is John Saladino

1 and I live on 6th Street.

2 Just now I heard a discussion, the
3 first part of the discussion was about parking.
4 Is the mindset with meters on 1st and Main
5 Street, which I'm not opposed to, is Front and
6 Main Street, is it, do we see it as a review
7 generator or is the fantasy it's going to create
8 more parking?

9 CHAIRWOMAN HAMMES: No, I think it's a
10 revenue generator.

11 MR. SALADINO: So, I agree with you.
12 And it should be. So why wouldn't it also be a
13 good idea to put it in the public parking lots?

14 CHAIRWOMAN HAMMES: I think this will be
15 one of the things looked into in more detail. But
16 based on discussion we had up here, I suspect that
17 this Board supports that.

18 MR. SALADINO: From the conversation,
19 that's not what I heard. I apologize.

20 MEMBER WALTON: John, I did mention the
21 idea metering part of the public parking lot and
22 keeping part of it for residential permits. So we
23 did talk a little bit.

24 MR. SALADINO: My opinion, once you
25 separate the residents from the visitors, it

1 causes a dynamic that is not good. I think
2 everybody should be on an equal footing.

3 If you have to come downtown, you
4 should have to pay to come downtown. I don't think
5 you should be allowed to get five permits, you
6 know, somebody said, you know, there's people with
7 five kids, they all own cars.

8 And also I think if there is a hardship
9 it should be about need. People who get a
10 handicapped parking permit, they have a need.

11 If you can't, you know, if you can show
12 that you can't afford to, I don't know anybody
13 that is going to do that. But if you show you
14 can't afford to put a few dollars in the meter,
15 then the Village should certainly take care of
16 you, you know, give you some kind of break on
17 that. So if I misunderstood, I apologize.

18 The other thing was the empty buildings
19 downtown. I think you should go into the cause of
20 why these buildings are empty. And let's take the
21 arcade out of the conversation.

22 So somebody said there's 13, maybe I
23 read on social media, somebody counted 13 or 12 or
24 whatever it is. Let's take the other eleven.
25 Because the arcade is unto itself.

1 We have to look at the cause of empty
2 buildings. One is, my observation is that the
3 majority of the businesses aren't operated by the
4 owners of those buildings. The majority of the
5 restaurants, whatever, I singled them out. The
6 majority of the space is not owned by the owner of
7 the building.

8 So somebody comes to Greenport, and
9 they overpay for a building, now they overcharge
10 for rent. The person that rents that space says,
11 well, my grandmother's meatballs are the best
12 meatballs in the whole world. People are going to
13 beat a path to my door. And people don't.

14 So there is a reason for an empty
15 storefront. An oversaturation of the market, also.
16 You know, I say it all the time, does Greenport
17 need 50 restaurants? I don't think so. But I
18 guess people that come here, they want to invest
19 in Greenport. They want to cater -- I was going to
20 say pan, but I won't -- cater to the people that
21 come to Greenport to enjoy themselves, the
22 visitors, the tourists, so they open up
23 tourist-based businesses.

24 We call Greenport a one-square mile
25 area. It's not. You know, it's a two-block square

1 area, three-three block square area. Because
2 nobody is putting a restaurant in the residential
3 district. Nobody is putting a t-shirt store or ice
4 cream parlor in the residential district. So they
5 would rather put it in the commercial-retail
6 district. And that's a four-square block,
7 six-square block area.

8 So when you saturate that area with
9 this like businesses, somebody is going to suffer.
10 It can only support so many businesses in town.
11 It's only so big. It's not Disney World, as much
12 as we would like to believe it. You can only
13 support "X" amount of businesses in that.

14 So there is another reason for the
15 empty store fronts. And then there is another
16 reason, but, I don't want to get into it. But,
17 when somebody comes to Greenport to invest in
18 Greenport, and if doesn't work for them, it
19 shouldn't be the Village's responsibility. If the
20 Village is, it shouldn't be -- it shouldn't be the
21 Village's responsibility to bail them out. It
22 shouldn't be the Village's responsibility to
23 subsidize, well, not even subsidize. That
24 landlord, for charging too much rent. The
25 landlord charges what he feels he needs to recoup

1 his investment. If somebody come and is willing to
2 pay that, then, and they don't survive, I read on
3 social media, well we've got to do something about
4 the empty storefronts. I don't know, talk to
5 somebody about putting something in that people
6 want to spend money on, as opposed to another
7 restaurant or another saloon. Or another ice cream
8 parlor. I mean, it's counterintuitive to me. To
9 complain about empty storefronts that fail because
10 they have a bad business plan, is what it boils
11 down to.

12 MEMBER TALERMAN: I think you are right
13 on the money, and I think --

14 MR. SALADINO: I don't hear that very
15 often.

16 MEMBER TALERMAN: You nailed it.
17 However, I've got a however. The point is, as I
18 watched Great Barrington fall apart, good
19 village/city planning means supporting smart
20 business decisions. Not financially, but
21 supporting them with diversity. We don't need
22 another ice cream shop, t-shirt store or
23 restaurant. But we do need shops that you can go
24 in and out of that have more interesting things.
25 Whether those can survive here or not, I'm not

1 sure. But I know the diversity in retail
2 establishments is what creates the environment.

3 MR. SALADINO: I agree. I agree with
4 you 100%. That's kind of my point.

5 MEMBER TALERMAN: So the point in my
6 mind is how do we use our intelligence as
7 planning folk to create a thesis for that. How
8 do we, for lack of a better word sell or
9 persuade both landlords and the business public
10 about what vibrancy is. Because I think people
11 get really focused, here's a little spot and my
12 whole life I dreamed about having a meatball
13 shop. Well, this is not the right place for you.
14 And I know it's not our responsibility, but I do
15 think that I have seen municipalities that share
16 a vision about what vibrancy looks like, and how
17 diversity works in your favor. I mean diversity
18 in terms of different types of establishments.

19 MR. SALADINO: The last conversation
20 that you had you said you should have a
21 conversation with the BID because the perception
22 is from a lot of BID members is that it's hard
23 to do business here. By, not dictating or
24 mandating, but suggesting to the Planning Board,
25 if you get a new application, that that business

1 perhaps won't, you know, people would take
2 exception to that. Well, I know what I'm doing.
3 I'm the best restauranteur in the world, I own
4 the best saloon in the whole world. And they
5 come and they fail.

6 I read, and the mindset also, I read
7 on social media that someone had a pole about
8 should be done with all the empty stores, and I
9 have to say, 95% of the suggestions was another
10 restaurant.

11 CHAIRWOMAN HAMMES: Indian or Thai.

12 MR. SALADINO: Well, I wanted a Jewish
13 deli --

14 CHAIRWOMAN HAMMES: I think Indian way
15 outvoted you.

16 MR. SALADINO: But, that's my point.
17 And also, there's no guarantee because 35 people
18 on face page wanted an Indian restaurant. Maybe
19 it sucks. Maybe it's not that good a restaurant
20 and people don't go there. And now you have
21 another store that is empty.

22 So empty stores are cyclic also. You
23 know, some of the stores that are empty, like
24 the sweet shop, there was a plan, it didn't work
25 out. They didn't want to modify their plan.

1 Something will be there. Desiderio's is empty.
2 There was a plan. Perhaps it was overly
3 ambitious for that particular spot. It'll work
4 out. They'll modify the plan and something will
5 be there.

6 Greenport is too attractive, property
7 values are too high, for anything to be vacant
8 forever. So, in a residential district, it's
9 different. I can't get my head around empty
10 homes in a residential district. I just don't
11 understand it.

12 I live in West Dublin, there's a house
13 -- I live on 6th Street, there's a house, I'm
14 not going to give you the address, one street
15 over, it's been vacant for a thousand years.
16 It's worth a boatload of money, the guy is just,
17 nope. Not doing it, not selling it.

18 CHAIRWOMAN HAMMES: And two on the
19 waterfront right there.

20 I hear what you are saying, John,
21 about the vacancy, but I would say, and I don't
22 disagree with you. On the other hand I feel
23 like I have seen now enough places, and part of
24 this is I think is the one building down, as I
25 understand it, it's in receivership.

1 But putting aside the bear properties
2 that would require, you know, where there has
3 been a proposal for construction, because
4 construction is a much bigger issue in terms of
5 approving it and figuring it out.

6 A lot of the empty storefronts have
7 been empty now for quite a while, and there are
8 more and more of them each year. And that to me
9 says there is an issue. Because it shouldn't be
10 that hard to put a business in one of those
11 buildings unless the economics of it are not
12 working, or were making it too difficult. And I
13 don't believe we are making it too difficult.

14 MR. SALADINO: I don't believe -- in
15 the interest of full disclosure, I sit on the
16 Zoning Board. But I'm not here speaking for the
17 Zoning Board. But I don't see statutory boards
18 making it harder for businesses.

19 MEMBER TALERMAN: I just want to
20 listen to people to hear what their gripes are,
21 not only here in Greenport and reaching out to
22 the businesses, not just the BID to your Tricia.
23 But, you know, I can take a ride to Port
24 Jefferson and I can see --

25 MR. SALADINO: Some people just, you

1 know, why can't I put an oil well in my
2 backyard. Well, you can't. I mean, well you guys
3 are making it hard for me. No, we are not. No we
4 are not. You just can't have an oil well in your
5 backyard. Sorry.

6 But as an example about the businesses
7 staying vacant, years ago my wife opened up a
8 business, years ago, and she was looking for
9 space, and we went to an empty store, new
10 building, empty store front, was empty for a
11 year-and-a-half. The rent was exorbitant. It
12 would have been perfect for her dance studio,
13 but the rent was just too high. I went to the
14 landlord and I told them, I said, listen, no
15 lease, month-to-month. She'll bring in some
16 sound stuff, some mirrors, I'll give you, it was
17 60% of the rent. He was asking \$5,000. I said
18 I'll give you \$2,500 or \$3,000, and you give her
19 one-month notice, clear out. No, rent is \$5,000.
20 I says, but \$3,000 is better than no thousand
21 dollars.

22 In my mind, I just couldn't
23 understand. I said, am I understanding? No, I
24 want \$5,000, and it's \$5,000. That's the price.

25 That store stayed empty for another 18

1 months. So sometimes it's not the market,
2 sometimes it's the guy that owns the store.

3 CHAIRWOMAN HAMMES: I understand. And
4 there are people that use operating loss credit,
5 so that also complicates the amounts.

6 MEMBER CREEDON: You know, in terms of
7 making things difficult, I can't think of an
8 application in the time I have been on the board
9 that we declined.

10 MR. SALADINO: I could think of one or
11 two, but --

12 MEMBER CREEDON: That's a different type
13 of --

14 MR. SALADINO: Thank you.

15 CHAIRWOMAN HAMMES: Does anybody on
16 the Board have anything else they want to bring
17 up? No?

18 (Negative response).

19 All right, so thank you everybody for
20 participating. These are important conversations
21 to keep having, and we'll keep trying to sort
22 through this stuff. To people from the public
23 that might be watching, please feel free again
24 to send e-mails or any thoughts that you have to
25 care of Mike at the Village, and he'll make sure

1 we get it. And we hope so see some more of you
2 at our meetings going forward.

3 And with that, I guess I'll make a
4 motion to close this meeting.

5 Do I have a second?

6 MEMBER BUCHANAN: Second.

7 CHAIRWOMAN HAMMES: All in favor? Aye.

8 MEMBER CREEDON: Aye.

9 MEMBER TALERMAN: Aye.

10 MEMBER WALTON: Aye.

11 MEMBER BUCHANAN: Aye.

12 CHAIRWOMAN HAMMES: Motion carries.

13 (The time noted is 5:47 p.m.)

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1 CERTIFICATION

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4 STATE OF NEW YORK)

5) SS:

6 COUNTY OF SUFFOLK)

7

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

10 THAT the within transcript is a true record
11 of the proceedings taken on April 28th, 2025.

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

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

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Wayne Galante

WAYNE GALANTE