

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK: STATE OF NEW YORK

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VILLAGE OF GREENPORT PLANNING BOARD

WORK SESSION MEETING,

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Third Street Fire Station

April 27, 2026

5:00 P.M.

B E F O R E:

TRICIA HAMMES - CHAIRPERSON

DANIEL CREEDON - MEMBER

ELIZABETH TALERMAN - MEMBER

FRANCES WALTON - MEMBER

SHAWN BUCHANAN - MEMBER

A L S O P R E S E N T:

BRIAN STOLAR - VILLAGE ATTORNEY

MICHAEL NOONE - CLERK TO THE BOARD

EILEEN MONTEAGUDO - STENOGRAPHER

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2 CHAIRPERSON HAMMES: Good

3 afternoon. Welcome to the scheduled
4 work session and regular meeting at
5 the Village of Greenport's planning
6 board for Monday April 27, 2026. The
7 time is 5:01 p.m. and I hereby call
8 this meeting to order.

9 As a note to the audience both
10 here and online potentially my
11 understanding is that the village's
12 camera for filming these P events is
13 no longer operational. So this will
14 only be the sound portion of this
15 audio will be available live streamed
16 and online. In any way, this meeting
17 is a public meeting. Our principal
18 business this afternoon is a
19 continuation and hopefully closing of
20 the public hearing regarding the
21 application of Robert I. Brown, RA,
22 on behalf of Mark & Patty Carlos in
23 respect to the site plan application
24 for the property located at 140 Main
25 Street in Greenport, New York, and

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2 rendering a final decision in
3 connection therewith.

4 The applicant proposes to add
5 a second and third floor to a portion
6 of one of the two buildings located
7 on the property over retail space to
8 create two additional new apartments;
9 each approximately 1100 square feet.

10 As a reminder to the applicant
11 and the public, if you are speaking
12 today, please start by slowly and
13 clearly stating your full name and
14 address for the record.

15 In addition, please remember
16 that all comments should be addressed
17 slowly to the Planning Board, and not
18 to any other person in the audience.
19 Thank you.

20 Turning to our first order of
21 business, which is the site plan
22 application relating to the property
23 located at 140 Main Street, this
24 property is located at Suffolk County
25 Tax Map 1001-5-3-18, and it is

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2 located in the C-R Retail Commercial
3 District and Historic District.

4 As previously mentioned, this
5 application has already received a
6 Certificate of Appropriateness from
7 the Historic Preservation Commission,
8 as well as the necessary bulk
9 standard variances from the Zoning
10 Board of Appeals.

11 I am also happy to confirm
12 that the Planning Board received the
13 final pieces of input it was waiting
14 on from the Village. In particular,
15 the Fire Department was indicating
16 that it does not have any issues with
17 the proposed placement as long as
18 they are on Main Street. I think we
19 are therefore ready to discuss and
20 render a decision on this
21 application.

22 Before turning to that, I
23 don't know if you -- I assume you
24 have said what you had to say last
25 week, but if there is anything else

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2 you care to say -- okay.

3 For the record, there is
4 nobody else from the public here in
5 the room, other than the applicant
6 themselves.

7 Mike, I assume you can also
8 confirm that we didn't receive any
9 written comments on this application
10 since last week.

11 MR. NOONE: We did not.

12 TRICIA HAMMES: With that
13 said, I am going to make a motion to
14 close the public hearing for the site
15 plan application for the property
16 located at 140 Main Street.

17 Do I have a second?

18 MEMBER WALTON: Second.

19 CHAIRPERSON HAMMES: All those
20 in favor?

21 (ALL AYES.)

22 CHAIRPERSON HAMMES: So the
23 public hearing is now closed.

24 Before move on, I just would
25 like to say for my part that we are

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2 happy to see that this project will
3 potentially add two residential units
4 in the downtown area in line with the
5 Village's Strong Policy supporting
6 the development of additional
7 full-time housing opportunities in
8 the Village, and I'm thankful for the
9 applicant's patience through the
10 course of this process.

11 I don't know if anybody else
12 has any other things that they care
13 to comment on.

14 If not, then our next step in
15 respect to this application is to
16 adopt a sequel resolution in respect
17 to the proposed site plan
18 application.

19 A copy of this resolution was
20 previously provided to the Board for
21 its review. I don't propose to read
22 the whole thing into the record, as I
23 understand it is not necessary.

24 So unless anybody has any
25 questions on the resolution?

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2 MEMBER BUCHANAN: No.

3 MEMBER TALERMAN: I have none.

4 CHAIRPERSON HAMMES: All

5 right. Then I make a motion to

6 approve the sequel resolution and

7 resolution in respect to the site

8 plan application relating to the

9 property located at 140 Main Street

10 at Suffolk County Tax Map

11 1001-5-3-18.

12 Do I have a second?

13 MEMBER WALTON: Second.

14 MEMBER BUCHANAN: Second.

15 CHAIRPERSON HAMMES: All those

16 in favor?

17 (ALL AYES.)

18 CHAIRPERSON HAMMES: Everybody

19 voted in favor.

20 Finally, the last step in this

21 process is the granting and adoption

22 of Findings and Determinations

23 approving the site plan application

24 for the property located at 140 Main

25 Street at Suffolk County Tax Map

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2 1001-5-3-18.

3 A copy of this presentation
4 was also previously provided to each
5 Board Member for review.

6 Any comments or questions?

7 MEMBER TALERMAN: No.

8 CHAIRPERSON HAMMES: If not, I
9 make a motion to approve this
10 resolution approving the site plan
11 application for 140 Main Street, and
12 adopting the Findings and
13 Determinations as set forth therein.

14 Do I have a second?

15 MEMBER BUCHANAN: Second.

16 CHAIRPERSON HAMMES: All those
17 in favor?

18 (ALL AYES.)

19 CHAIRPERSON HAMMES: Again, it
20 was unanimously approved. Motion
21 carries.

22 Congratulations to the
23 applicant, and we look forward to
24 seeing the development of the
25 project.

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2 Moving on to our second agenda
3 item, which is any other matters
4 relating to the Planning or Zoning
5 that any member of the public or the
6 Board wishes to raise?

7 Anybody have anything this
8 week?

9 MEMBER TALERMAN: No.

10 CHAIRPERSON HAMMES: Okay.

11 Then I guess we are going to have one
12 of the shortest meetings on record
13 here.

14 I'm going to make a motion to
15 adjourn the meeting.

16 Do I have a second?

17 MEMBER WALTON: Second.

18 CHAIRPERSON HAMMES: All those
19 in favor?

20 (ALL AYES.)

21 CHAIRPERSON HAMMES: Thank you
22 very much.

23 (Whereupon, the meeting was
24 adjourned at 5:06 P.M.)

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C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF SUFFOLK)

I, EILEEN MONTEAGUDO, a Notary Public for
and within the State of New York, do hereby
certify:

That the witness whose examination is
hereinbefore set forth was duly sworn and that
such examination is a true record of the
testimony given by that witness.

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

IN WITNESS WHEREOF, I have hereunto set
my hand this 27th day of April 2026.

EILEEN MONTEAGUDO

<p style="text-align: center;">A</p> <p>action 10:15 add 3:4 6:3 addition 3:15 additional 3:8 6:6 address 3:14 addressed 3:16 adjourn 9:15 adjourned 9:24 adopt 6:16 adopting 8:12 adoption 7:21 afternoon 2:3,18 agenda 9:2 anybody 6:11,24 9:7 apartments 3:8 Appeals 4:10 applicant 3:4,10 5:5 8:23 applicant's 6:9 application 2:21,23 3:22 4:5,21 5:9,15 6:15,18 7:8,23 8:11 Appropriateness 4:6 approve 7:6 8:9 approved 8:20 approving 7:23 8:10 approximately 3:9 April 1:9 2:1,6 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:19 area 6:4 assume 4:23 5:7 ATTORNEY 1:23 audience 2:9 3:18 audio 2:15 available 2:15 AYES 5:21 7:17 8:18 9:20</p>	<p>3:1,17 4:1,10,12 5:1 6:1,20 7:1 8:1 8:5 9:1,6 BRIAN 1:23 Brown 2:21 BUCHANAN 1:19 7:2,14 8:15 buildings 3:6 bulk 4:8 business 2:18 3:21</p>	<p>decision 3:2 4:20 Department 4:15 Determinations 7:22 8:13 development 6:6 8:24 discuss 4:19 District 4:3,3 downtown 6:4 duly 10:11</p>	<p style="text-align: center;">H</p> <p>HAMMES 1:15 2:2 5:12,19,22 7:4,15 7:18 8:8,16,19 9:10,18,21 hand 10:19 happy 4:11 6:2 hearing 2:20 5:14 5:23 hereinbefore 10:11 hereunto 10:18 Historic 4:3,7 hopefully 2:19 housing 6:7</p>	<p>member 1:16,17,18 1:19 5:18 7:2,3,13 7:14 8:5,7,15 9:5 9:9,17 mentioned 4:4 MICHAEL 1:24 Mike 5:7 Monday 2:6 MONTEAGUDO 1:25 10:7,22 motion 5:13 7:5 8:9 8:20 9:14 move 5:24 Moving 9:2</p>
<p style="text-align: center;">B</p> <p>B 1:14 behalf 2:22 blood 10:15 board 1:5,24 2:1,6</p>	<p style="text-align: center;">C</p> <p>C 10:2,2 C-R 4:2 call 2:7 camera 2:12 care 5:2 6:12 Carlos 2:22 carries 8:21 Certificate 4:6 certify 10:9,14 CHAIRPERSON 1:15 2:2 5:19,22 7:4,15,18 8:8,16 8:19 9:10,18,21 clearly 3:13 CLERK 1:24 close 5:14 closed 5:23 closing 2:19 comment 6:13 comments 3:16 5:9 8:6 Commercial 4:2 Commission 4:7 confirm 4:11 5:8 Congratulations 8:22 connection 3:3 continuation 2:19 copy 6:19 8:3 County 1:3 3:24 7:10,25 10:5 course 6:10 create 3:8 CREEDON 1:16</p>	<p style="text-align: center;">E</p> <p>E 1:14,14,22,22 10:2,2 EILEEN 1:25 10:7 10:22 ELIZABETH 1:17 events 2:12 Everybody 7:18 examination 10:10 10:12</p> <p style="text-align: center;">F</p> <p>F 1:14 10:2 favor 5:20 7:16,19 8:17 9:19 feet 3:9 filming 2:12 final 3:2 4:13 Finally 7:20 Findings 7:22 8:12 Fire 1:8 4:15 first 3:20 floor 3:5 forth 8:13 10:11 forward 8:23 FRANCES 1:18 full 3:13 full-time 6:7 further 10:14</p>	<p style="text-align: center;">I</p> <p>indicating 4:15 input 4:13 interested 10:17 issues 4:16 item 9:3</p> <p style="text-align: center;">J</p> <p style="text-align: center;">K</p> <p>know 4:23 6:11</p> <p style="text-align: center;">L</p> <p>L 1:22 line 6:4 live 2:15 located 2:24 3:6,23 3:24 4:2 5:16 7:9 7:24 long 4:17 longer 2:13 look 8:23</p>	<p style="text-align: center;">N</p> <p>N 1:22 name 3:13 necessary 4:8 6:23 new 1:3 2:25 3:8 10:4,8 Notary 10:7 note 2:9</p> <p style="text-align: center;">O</p> <p>O 1:14,22 okay 5:2 9:10 online 2:10,16 operational 2:13 opportunities 6:7 order 2:8 3:20 outcome 10:17</p>
	<p style="text-align: center;">D</p> <p>DANIEL 1:16 day 10:19</p>	<p style="text-align: center;">G</p> <p>given 10:13 going 5:13 9:11,14 Good 2:2 granting 7:21 Greenport 1:2,5 2:25 Greenport's 2:5 guess 9:11</p>	<p style="text-align: center;">M</p> <p>Main 2:24 3:23 4:18 5:16 7:9,24 8:11 Map 3:25 7:10,25 Mark 2:22 marriage 10:16 matter 10:17 matters 9:3 meeting 1:6 2:4,8 2:16,17 9:15,23 meetings 9:12</p>	<p style="text-align: center;">P</p> <p>P 1:22 2:12 p.m 1:10 2:7 9:24 part 5:25 particular 4:14 parties 10:15 patience 6:9 Patty 2:22 person 3:18 pieces 4:13 placement 4:17 plan 2:23 3:21 5:15 6:17 7:8,23 8:10 planning 1:5 2:1,5 3:1,17 4:1,12 5:1 6:1 7:1 8:1 9:1,4 please 3:12,15</p>

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