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VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK : STATE OF NEW YORK  
-----x  
PLANNING BOARD  
SPECIAL MEETING  
-----x  
Station One Firehouse  
Third & South Streets  
Greenport, New York 11944  
October 19, 2023  
4:00 p.m.

B E F O R E:

- PATRICIA HAMMES - CHAIRWOMAN
- DANIEL CREEDON - MEMBER
- FRANCES WALTON - MEMBER
- SHAWN BUCHANAN - MEMBER (Absent)
- ELIZABETH TALERMAN - MEMBER (Absent)

ALSO PRESENT:

- MICHAEL NOONE - CLERK TO THE BOARD

1 (The Meeting was Called to order at 4 p.m.)

2 CHAIRPERSON HAMMES: Good afternoon, and  
3 welcome to a Special Meeting of the Village of  
4 Greenport's Planning Board being held on  
5 October 19th, 2023. The current time is 4 p.m.

6 This meeting is a public meeting and has been  
7 scheduled in order for the Planning Board to consider  
8 amendments to proposed Local Laws 3A and 4A, which  
9 relate to proposed amendments to Chapter 150 of the  
10 Village Code and the Village's Zoning Map. Pursuant  
11 to Section 150-32 of the Village Code, amendments to  
12 Chapter 150 are required to be submitted to the  
13 Planning Board for a review and recommendation.

14 This Board initially reviewed the substance of  
15 the amendments contemplated by proposed Local Laws 3A  
16 and 4A at its August meeting, and on August 22nd, 2023,  
17 this Board issued a letter of recommendation to the  
18 Village Board of Trustees indicating its support in  
19 respect of the proposed amendments. Since  
20 August 22nd, 2023, the Village Board of Trustees has  
21 held a series of public hearings and information  
22 sessions, and as a result thereof, the Board of  
23 Trustees have made certain modifications to the  
24 proposed laws amending Chapter 150.

25 As previously discussed by this Board, the

1 current proposed amendments are intended to be  
2 sufficient for the Village to feel comfortable  
3 lifting the current development moratorium applicable  
4 in the CR, WC and CG Districts. I have reviewed the  
5 proposed drafts and believe that the revisions to  
6 Section 150-16(G) appear to be the most substantive  
7 change requiring this Board's consideration. This  
8 provision relates to the application of a parking  
9 impact fee, which has also sometimes been referred to  
10 as a Payment in Lieu of Parking provision. When I  
11 first reviewed this section, I had some concerns that  
12 unlike the prior draft provisions where there was a  
13 set dollar figure that was to be applied to any  
14 payment in lieu of parking, this section now places  
15 an additional degree of discretion on the Planning  
16 Board with respect to the determination of whether to  
17 grant a waiver of parking requirements, as well as  
18 the calculation of the amount of the parking impact  
19 fee to be paid by an applicant.

20 The Village Board has indicated that they are  
21 working with Counsel to provide additional policy  
22 guidance on the implementation of the prov -- of this  
23 provision in the near future to the Board and the  
24 public, which will include more specific guidance on  
25 issues to be analyzed in connection with any parking

1 study, assumptions to be contained therein, and a  
2 determination that a parking waiver is appropriate,  
3 and, finally, the calculation of the corresponding  
4 fee. Based on this, I am comfortable supporting  
5 Proposed Local Laws 3A and 4A as drafted, and believe  
6 that -- believe that they adequately address and  
7 satisfy the criteria this Board is required to  
8 consider pursuant to Section 150-33 of the Code.

9 I would now ask my fellow Board members to  
10 confirm that they have reviewed the current drafts of  
11 Local Law 3A and 4A, and indicate whether they have  
12 any items of concern with respect to these drafts for  
13 consideration. Frances?

14 MEMBER WALTON: I have reviewed them and noted  
15 that it increases the role of the Planning Board in  
16 terms of -- it increases and changes the nature of  
17 the role of the Planning Board in terms of the  
18 additional discretion.

19 I -- I believe that in order for us to properly  
20 fulfill our responsibilities, and for the public to  
21 understand what would be taken into consideration  
22 with that, you know, in respect to that additional  
23 discretion, I believe it's important to have some  
24 additional guidance, so that we as Planning Board  
25 members, and the public as applicants, have a very

1 clear understanding of what parameters are being  
2 considered.

3 CHAIRPERSON HAMMES: Okay. Is that guidance  
4 something that you require prior to signing off on  
5 the code amendments?

6 MEMBER WALTON: No. I trust that -- that such  
7 guidance can be follow -- can follow this action, but  
8 I am anxious to see such guidance.

9 CHAIRPERSON HAMMES: Okay. Anything else? Any  
10 other changes or anything?

11 MEMBER WALTON: I did note, also, that the --  
12 there's language around the use of fees related to  
13 parking. I had originally thought that it would be  
14 beneficial to the Village for the use of those fees  
15 to go beyond the actual provision of parking, and be  
16 able to be used for wear and tear that that  
17 additional vehicular traffic might have on the  
18 Village in other ways. But I understand that -- that  
19 there are reasons why the provisions have been  
20 drafted in a way that they have to make it a more  
21 prescribed use.

22 CHAIRPERSON HAMMES: Yeah, my understanding is  
23 there used to be a nexus between the payment --

24 MEMBER WALTON: Yeah.

25 CHAIRPERSON HAMMES: -- and what it's being

1 used for. Is that it?

2 MEMBER WALTON: Yeah.

3 CHAIRPERSON HAMMES: Okay. Dan, anything on  
4 your part?

5 MEMBER CREEDON: No, just to say that I have  
6 reviewed them, and I agree with Frances on the desire  
7 for guidance when it comes to the fees. But,  
8 otherwise, I'm in agreement with the Chairperson and  
9 your comments.

10 CHAIRPERSON HAMMES: Okay. All right.

11 So In making a determination supporting the  
12 adoption of Local Laws 3A and 4A, this Board is  
13 required to consider the criteria set forth in  
14 Section 150-33. I'm going to, as last time, now read  
15 each of these criteria and ask each Board Member to  
16 indicate whether it agrees or disagrees that the  
17 proposed local laws satisfy these criteria.

18 The first criteria is that the proposed  
19 amendments are consistent with the aims and  
20 principles embodied in Chapter 150, and both the  
21 existing and the 2014 draft Local Waterfront  
22 Revitalization Plans. Does everybody agree or dis --  
23 agree?

24 MEMBER WALTON: (Nodded Yes).

25 MEMBER CREEDON: Yes.

1 CHAIRPERSON HAMMES: Okay. The proposed Zoning  
2 Amendments do not pose any adverse indirect  
3 implications to other regulations or provisions set  
4 forth in Chapter 50 (sic) which are not otherwise the  
5 subject of amendment under the Zoning Amendments.

6 MEMBER WALTON: Agree.

7 CHAIRPERSON HAMMES: Agree?

8 MEMBER CREEDON: Agree.

9 CHAIRPERSON HAMMES: The uses permitted in the  
10 various zones after giving effect to the proposed  
11 Zoning Amendments are appropriate for the areas  
12 concerned. Agree?

13 MEMBER WALTON: Agree.

14 MEMBER CREEDON: Agree.

15 CHAIRPERSON HAMMES: The Zoning Amendments do  
16 not have an adverse effect on public school facilities  
17 or other public services in the Village. Agree?

18 MEMBER CREEDON: Agree.

19 MEMBER WALTON: (Nodded Yes).

20 CHAIRPERSON HAMMES: The Zoning Amendments are  
21 consistent with existing conditions in the various  
22 affected districts. Agree?

23 MEMBER CREEDON: Agree.

24 MEMBER WALTON: (Nodded Yes).

25 CHAIRPERSON HAMMES: There will not be an

1 adverse impact upon the growth of the Village as  
2 envisaged by the existing and 2014 draft Local  
3 Waterfront Revitalization Plans or the various  
4 "Vision" sessions held in the prior six months in  
5 respect of the Village of Greenport as a result of  
6 the Zoning Amendments. Agreed?

7 MEMBER WALTON: Agreed.

8 MEMBER CREEDON: Yes.

9 CHAIRPERSON HAMMES: And, finally, the proposed  
10 Zoning Amendments are not likely to result in an  
11 increase or decrease in the total zoned residential  
12 capacity of the Village. Agreed?

13 MEMBER CREEDON: Agree.

14 MEMBER WALTON: Agree.

15 CHAIRPERSON HAMMES: With that, I would make a  
16 resolution that this Board recommend to the Board of  
17 Trustees the adoption of Local Laws 3A and 4A, but,  
18 at the same time, request that the -- that additional  
19 guidance be provided as soon as reasonably possible.  
20 Do I have a second?

21 MEMBER WALTON: Second.

22 CHAIRPERSON HAMMES: All those in favor?

23 MEMBER WALTON: Aye.

24 CHAIRPERSON HAMMES: Aye.

25 MEMBER CREEDON: Aye.



1 CHAIRPERSON HAMMES: Motion passes.

2 With that, I make a motion to close this  
3 meeting at 4:07 p.m. Do I have a second?

4 MEMBER WALTON: Second.

5 MEMBER CREEDON: Second.

6 CHAIRPERSON HAMMES: All those in favor?

7 MEMBER WALTON: Aye.

8 MEMBER CREEDON: Aye.

9 CHAIRPERSON HAMMES: We are adjourned. Thank you.

10 (The Meeting was Adjourned at 4:07 p.m.)

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

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

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the Planning Board Special Meeting of October 19, 2023, to the best of my ability.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of October, 2023.

Lucia Braaten  
Lucia Braaten