

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 December 15, 2023
 8 4:00 p.m.
 9 Station One Firehouse
 10 236 3rd Street
 11 Greenport, New York 11944

12
 13 Before:
 14 PATRICIA HAMMES - Chairwoman
 15 DANIEL CREEDON - Member
 16 SHAWN BUCHANAN - Member
 17 ELIZABETH TALERMAN - Member
 18 FRANCES WALTON - Member

19
 20 ALSO PRESENT:
 21 BRIAN STOLAR, ESQ. - Village Attorney
 22 MICHAEL NOONE - Clerk of the Board
 23
 24
 25

1 CHAIRWOMAN HAMMES: Good afternoon. Welcome
2 to the Village of Greenport Planning Board meeting
3 for Friday, December 15th, 2023. It is 4:00 PM, and
4 I hereby call the meeting to order.

5 This meeting is a public meeting. Our agenda
6 for this afternoon includes consideration and a vote
7 with respect to the application for a modification
8 to the site plan of 218 Main Street, d/b/a D'Latte
9 Cafe & Bakery; and two pre-submission conferences
10 relating to the proposed hotel to be located at 200
11 Main Street, and an expansion of the hotel known as
12 The Greenporter Hotel, which is located at 326 Front
13 Street.

14 We are going to allocate approximately one
15 hour for each of the pre-submission conferences for
16 this evening. We may do a little bit more than
17 that, but we find there is a diminishing value of
18 returns if we go much longer than that.

19 As we will discuss when we get to those
20 applications, the Board is going to require some
21 additional information, so those pre-submission
22 conferences are going to be held open in any event,
23 so there will be an opportunity for additional
24 input.

25 Given changes to the current Village Code,

1 the public now has the right to provide input to
2 this Board on pre-submission applications up until
3 ten days after we close the pre-submission
4 conference, and that input will be considered by the
5 Board in providing the written report that is now
6 required it be provided by this Board by applicants
7 pursuant to Section 150-31B(5) of the code.

8 As a reminder to the applicants and the
9 public, if you are speaking today, please start by
10 slowly and clearly stating your full name, address,
11 and to the extent applicable, affiliation with the
12 relevant application or applicant, for the record.

13 In addition, please remember that all
14 comments should be addressed solely to the Planning
15 Board and not to any applicant or other person in
16 the audience.

17 In particular, public comment is not a time
18 for debate. It is for comment and input for this
19 Board to take into consideration. Thank you.

20 The first order of business is to schedule a
21 Planning Board work session and public meeting for
22 4:00 PM, Friday, January 5th, 2024.

23 I move to so schedule this meeting. Do I
24 have a second?

25 MEMBER BUCHANAN: Second.

1 CHAIR HAMMES: All those in favor?

2 MEMBER BUCHANAN: Aye.

3 MEMBER CREEDON: Aye.

4 MEMBER TALERMAN: Aye.

5 MEMBER WALTON: Aye.

6 CHAIR HAMMES: Aye. All in favor. Any
7 opposed?

8 (No response).

9 CHAIR HAMMES: Motion carries.

10 The next order of business is to schedule a
11 Planning Board public meeting for 4:00 PM on Friday
12 January 19th, 2024. I move to so schedule this
13 meeting. Do I have a second?

14 MEMBER TALERMAN: Second.

15 CHAIRWOMAN HAMMES: All those in favor? Aye.

16 MEMBER CREEDON: Aye.

17 MEMBER TALERMAN: Aye.

18 MEMBER WALTON: Aye.

19 MEMBER BUCHANAN: Aye.

20 CHAIR HAMMES: All ayes. Any opposed?

21 (No response).

22 Motion carries.

23 The next order of business is for a
24 discussion and possible vote on the application of
25 Gabriella Purita for a modification of the

1 applicable site plan for 218 Main Street, d/b/a
2 D'Latte Cafe & Bakery.

3 This property is located in the Commercial
4 Retail District, and is also located in the Historic
5 District, at SCTM #1001-14-10-12.

6 This matter is before this Board as a result
7 of the restoration of a wall and a change in the
8 floor plan of the relevant business upon eviction
9 from the adjacent property at 216 Main Street in
10 early 2022.

11 We held a pre-submission conference meeting
12 on this at our last meeting. At that time we closed
13 the pre-submission conference and entered a
14 determination that the application does not
15 constitute a significant application as defined in
16 the code, and therefore it does not require any
17 additional public hearings.

18 In addition, this Board has previously voted
19 to accept this application for discussion and a
20 vote.

21 With that, I would open it up to the Board if
22 there is anything anybody would like to raise or
23 discuss before we take a vote on this application.

24 MEMBER WALTON: I would just like to state for
25 the record that we discussed this at our last

1 meeting, and all of my, not that I have many, but my
2 questions were addressed to my satisfaction. So, I
3 have nothing further.

4 CHAIRWOMAN HAMMES: Okay, then I move to
5 approve the site plan application relating to the
6 site plan modification for the property located at
7 218 Main Street doing business as D'Latte Cafe &
8 Bakery. Do I have a second?

9 MEMBER WALTON: Second.

10 CHAIRWOMAN HAMMES: All those in favor? Aye.

11 MEMBER CREEDON: Aye.

12 MEMBER TALERMAN: Aye.

13 MEMBER WALTON: Aye.

14 MEMBER BUCHANAN: Aye.

15 CHAIR HAMMES: Motion carries.

16 CHAIRWOMAN HAMMES: Okay, turning to the major
17 business at hand.

18 The next order of business today is a
19 pre-submission conference regarding the application
20 of Dillon Prives on behalf of 326 Front Street
21 Properties LLC, relating to the property located at
22 326 Front Street, d/b/a The Greenporter Hotel.

23 This property is located in the CR Commercial
24 Retail District but is not currently located within
25 the Historic District.

1 It is located at SCTM #1001-14-8-29, 30 & 31.

2 The applicant proposes renovations and
3 reconstruction to an existing hotel and restaurant,
4 including the addition of a third floor.

5 The key modifications to the existing site
6 plans set forth in the proposed application are:

7 One. An overall increase in the square
8 footage of the building located on the property from
9 15,042 square feet to 24,099 square feet.

10 Two. An increase in the number of hotel
11 rooms from 35 to 56, and;

12 Three. Changes to the property which are
13 dedicated to the restaurant resulting in an increase
14 in the number of available seats from 45 seats to 65
15 seats.

16 The submitted materials do not currently
17 differentiate in terms of the square footage on the
18 property dedicated to the hotel use versus any other
19 use including the restaurant use.

20 This application constitutes a significant
21 application for purposes of the code and will
22 ultimately require both a conditional use approval
23 from the Board as well as site plan approval by this
24 Board.

25 It appears it will also require certain

1 variances from the Zoning Board of Appeals in order
2 to proceed.

3 Since this is the first time this Board has
4 held a pre-submission conference under the amended
5 zoning code for village, I would like to provide
6 some guidance as to our planned approach for the
7 pre-submission process.

8 First off, we will give the applicant an
9 opportunity to address the Board with a general
10 overview of the project and anything else it wishes
11 to highlight in respect to the application.

12 The members of this Board will then have the
13 opportunity to ask questions of and/or indicate
14 initial areas of concern to the applicant. We will
15 then open it up to the public for any concerns or
16 comments they may have in respect to the application
17 which they would like to address to this Board for
18 consideration as part of the pre-submission
19 conference process.

20 We will ask the public to keep their comments
21 brief, preferably to under two or three minutes, and
22 if you have more extensive comments or input, to
23 address those in writing to the Board.

24 We are going to limit this conference today
25 to as close to an hour as possible. To the extent

1 that we run out of time for full public input, we'll
2 continue that for additional input in January.

3 A few additional comments given this review
4 process. The pre-submission conference is intended
5 to address a development proposal on a conceptual
6 basis in order for this Board to be able to provide
7 the applicant initial feedback and comments on the
8 application, including items which the applicant
9 should consider addressing as part of their full
10 application, as well as identifying any additional
11 specific information that the Board may require as
12 part of the application process that is not
13 otherwise specified in the applicable provisions of
14 Chapter 150.

15 I will note at the outset that 150-31B of the
16 code which governs pre-submission conference and
17 consideration by this Board requires as part of the
18 pre-submission process that the applicant provide a
19 narrative description of the justification for any
20 conditional use, taking into account the relevant
21 provisions of Chapter 150 that govern the granting
22 of conditional use applications.

23 As such this Board will request from this
24 applicant, as well as the second applicant, that
25 prior to scheduling a continuation of this

1 pre-submission conference, other than to take
2 additional public comment, that the applicant
3 provide the Board with all the materials required
4 under Section 150-31B to the extent it has not
5 already done so. And in particular, that it provide
6 a written memo pursuant to Section 150-31B(2)
7 addressing each of the considerations that apply to
8 these applications as set forth in Sections
9 150-9B(6), 150-29A, 150-29B, 150-30A and 150-30B of
10 the code.

11 The applicant may also wish to consider,
12 although not on its face required, to consider
13 providing any additional information that has
14 developed that will be responsive to the information
15 that it is required to provide in connection with
16 the community impact report, which it will have to
17 submit as part of the final application.

18 This will help provide this Board as much
19 information as possible, so we can provide helpful
20 and on-point information to help the applicant to
21 make this process as efficient as possible.

22 With that in mind I will now request that the
23 applicant or its representative come up to the
24 podium, state their name and address for the record
25 and give this Board a brief overview of the proposed

1 application. I turn it over to you.

2 MR. PRIVES: Thank you. Hello, I am Dillon
3 Prives, at 326 Front Street.

4 Is it okay if I set up the poster board now?
5 Is that all right?

6 CHAIRWOMAN HAMMES: Yes.

7 MR. PRIVES: (Setting up display poster
8 board).

9 Okay, well, hi, everyone. Thank you, very
10 much, for having myself and our team here. My name
11 is Dillon Prives, I'm part of The Greenporter
12 Ownership Group.

13 Just about a year ago, in December of 2022,
14 we purchased The Greenporter Hotel. It was an
15 understanding that a variance had previously been
16 granted for a third-floor addition onto the
17 building. And while we understood that at the time
18 of the purchase the variance was not, had lapsed at
19 that point, our intent was to make some tweaks as
20 needed to the plans that had previously been
21 approved and bring that to another Planning Board
22 and ZBA request to receive the variances and finish
23 the intelling process.

24 As we began to do that we ended up, the
25 moratorium came into place, which candidly gave us

1 an opportunity to pause, take a breath, and work
2 with our design team and architects to reassess the
3 plan, really think about what our, what would be
4 best for the Village community and how to be as
5 thoughtful as we can.

6 Coinciding with that, myself and some other
7 members of our team, we attended the Board of
8 Trustee meetings to review the code and the Zoning
9 changes. We read through the code and the Zoning
10 changes and did our best to listen to the community
11 as best we could, in our, candidly, you know, early
12 presence in the Village.

13 So with that, today, I can run over, provide
14 an overview of what we are proposing with this new
15 plan of The Greenporter Hotel.

16 So, starting from the street level, I'll work
17 our way up and pull the slides or decks as they come
18 in. But the first change, starting from the site
19 plan, is currently the curb cut and entrance to the
20 parking lot is located across Front Street.

21 Our first proposal is to relocate that on 4th
22 Ave. The hope and intent here is that we'll create
23 an easier access and exit point and fluidity through
24 the parking lot of the hotel, as well as take off
25 the access and -- entrance and exit from the Main

1 Street, hoping making for an easier pass as visitors
2 perhaps move through the area able to access the
3 building and navigate unknown whatever.

4 With that curb cut will allow us to kind of
5 reimagine this front entry point. We would love to
6 add some more plantings and make it a lush green
7 entrance experience, and also reimagine the approach
8 as you enter, for hotel guests, the lobby area and
9 then for the community and hotel guests, the
10 restaurant that we are proposing.

11 I'll get into the interiors of the building
12 in a moment, but first of all go to the center of
13 the corridor. The footprint of the corridor is
14 proposed to remain the same. The main change is
15 actually the pool is more rectangular, elongated,
16 kind of reflects the footprint of the building.

17 We are proposing to reconfigure and slightly
18 shrink the pool. What I'll get into in a moment is
19 the third floor of the structure, but, we've added
20 guests rooms, we wanted to make sure we have enough
21 lounging space around the pool area for guests to
22 sit and take in the sun.

23 So moving over to the first-floor addition
24 and the front facade, and I have the next slide.
25 Here is, again, as you can see, all the plantings,

1 and greenery we are proposing to plant, a new
2 entryway is being proposed.

3 And then moving to the front facades. This is
4 one of the primary areas of the project and the
5 areas in the proposal where the square footprint is
6 increasing on the building.

7 Right now we are proposing with this addition
8 of the front facades that we provide just under
9 1,000 square feet, around like 990, and that would
10 increase the approach toward the street, it would be
11 moving the buildings closer together.

12 This on one side will allow us to expand the
13 lobby and create more of a sitting/lounge area for
14 guests to work remote, hang out, socialize, have a
15 nice extended lounge space that we don't really have
16 right now. We have a small couch, a couple of
17 seats, but not the experience we would love to
18 provide for visitors coming from out of town.

19 On the other side of the property is where,
20 right now is a restaurant Terra, our GM, he
21 re-opened the restaurant at the end of the summer
22 this year and on Labor Day, so we have been slowly
23 opening up but I think trying to bring more of the
24 community into there.

25 That footprint will grow additionally,

1 similar to the restaurant, and there we are
2 proposing, I think right now we have a seat count of
3 about 45, and with this new proposal we would
4 request an increase in seat count to about 65.

5 Sticking to the outside, you can see the
6 exterior has changed a little bit from what is
7 currently presented there. The exterior will be a
8 new forward dining and natural cedar, and moving up
9 to the third floor we have a shingle that will wrap
10 around the entirety of the property.

11 And then as you walk around either side of
12 the property, the board and bend will just wrap
13 around the perimeter and then will transition as we
14 get to the left and right side of the structure.

15 So then moving our way up to the second floor
16 -- I really should preface that. On the first and
17 second floor, the guest room count and footprint is
18 pretty much staying the same. It's only on the
19 second floor above the lobby where we are expanding,
20 we'll have an opportunity to add one of the 22 guest
21 rooms we are proposing to add onto the property.
22 That will be located just in this general vicinity
23 here above the lobby.

24 Besides that, everything moving toward the
25 back of the property will remain the same. The

1 footprints of the rooms will remain the same. In
2 fact we are increasing our average guest room
3 footprint to be about 230 square feet on average.

4 Moving up to the third floor, this is
5 actually the most significant and substantial change
6 that we are making, or proposing. Here we will be
7 adding 21 guest rooms along the perimeter of the
8 property. Again, the interiors, I can pull up a
9 picture of what we are proposing for, gives you an
10 idea of how the third floor will look from the
11 interior.

12 This is the reconfigured pool. This is third
13 floor of the property. Again, we would be adding 21
14 guest rooms, and the exterior will be cladded and
15 shingled, a painted shingle. We'll have some type
16 of cedar dividers between each room to improve the
17 experience, have added privacy, and really just
18 bringing in a more welcoming space for guests to
19 socialize and relax and enjoy the Greenport village.

20 That's generally an overview of what we are
21 proposing. I'm happy to get into more detail if
22 there are any specific questions.

23 I'm also accompanied with members of our
24 architectural and engineering team, and our counsel,
25 and my team as well. So please let me know.

1 CHAIRWOMAN HAMMES: That's really helpful, and
2 I think that's the right of amount of information
3 for right now.

4 I think I'm going to open it up to the Board,
5 for any questions or items of initial consideration
6 to mix things -- so anyway, to mix things up,
7 because we usually go one way or another. I'll throw
8 things a little out there today. We'll go by Board
9 member, by last name and alphabetical order. So
10 Shawn, you get to go first.

11 MEMBER BUCHANAN: Sure. I just want to preface
12 by saying we have not received the notes from our
13 Planning consultant, so I would like to have a
14 little bit more information, which I think would be
15 helpful.

16 But there are a couple of things that do,
17 which sort of stand out to me, and I think that, you
18 know, seeing that you are moving the driveway of the
19 entrance to 4th Street, that does seem like an
20 intensification into a neighborhood a little bit,
21 which is something that, obviously I think we would
22 want to consider, and also have a traffic study.
23 That is sort of a tricky intersection. We have had
24 a really bad accident there. So I don't know if it
25 makes it better by moving that or not. I think that

1 is something that we would want to consider.

2 The other thing is, you know, just the scale,
3 you know, in relation to the area.

4 So I think those are things that, but again,
5 I would need more information from the Planning
6 consultant and I would want to understand that a
7 little bit more.

8 (Audience members indicating the mics need to
9 be turned up).

10 MEMBER BUCHANAN: Sorry, I guess I wasn't
11 close enough.

12 I was asking about the relocation of the
13 driveway and/or the entrance and having them both be
14 on 4th Street or 4th Avenue, and what that looks
15 like for the neighborhood.

16 And then it also being a tricky intersection,
17 we had a bad accident there recently, and so I think
18 it would be important to have a, definitely some
19 sort of traffic study just to understand what that
20 is going to do and how that will impact the
21 community.

22 And then the other thing is the scale of the
23 property and what that looks like in relation to the
24 area.

25 CHAIRWOMAN HAMMES: I would just note, um, on

1 the 4th Street entrance, having gone back and looked
2 at the code, and I think this is something that
3 we'll have to talk to you about. I'm not sure if
4 you did it because of this or because that's you
5 want to move it to, but our code now provides that
6 there is no ingress or egress off of Bay -- off of
7 Main or Front Street for hotels, and so, and I think
8 for most instances that makes sense. Whether or not
9 it makes sense for this particular property I think
10 is something we are going to have to explore, as
11 Shawn mentioned, with our consultants.

12 So I don't know if that's the reason you
13 moved it or if you moved it because you found that's
14 where the traffic is really coming from and you
15 thought it made more sense.

16 MR. PRIVES: It's probably a combination of
17 both the code and I think just the fluidity and
18 operation of guests coming in and exiting.

19 I've personally driven to the property a few
20 times, and leaving that, you know, it is a busy road
21 and can be a little intimidating versus going on to
22 4th Avenue, which is a little bit slower, I think
23 you can kind of ease in there and then turn left or
24 right.

25 We are working on gathering a traffic study,

1 so that has not been lost on us. We are actively
2 working on that, and I've gathered data and working
3 to assemble it to have something that is able to
4 submit.

5 One other note I may have failed to mention,
6 is what we did on the third floor is we actually set
7 it back about three to five feet, and I can confirm
8 that with the architect, just to help mitigate that
9 sense of overshadowing and bulking and massing that
10 might come with the street.

11 I know we are, as we enter Greenport, we are
12 one of the first buildings coming from Southold, so
13 we don't want to scare anyone away, and we would
14 like to maintain a charming esthetic for the
15 community. So just some additional context.

16 CHAIR HAMMES: Dan, I'm going to turn it over
17 to you, as next in alphabetical order.

18 MEMBER CREEDON: So I have a number of
19 concerns, but I'll piggyback on something you all
20 said before I go to some of the other ones.

21 On 4th Avenue, it strikes me as more
22 problematic than just on the surface, what I have
23 heard.

24 4th Avenue, at the end of, at the other end
25 of 4th Avenue, from your project is this building.

1 And I would say, and I'm one of them, anybody who is
2 responding to a fire or medical emergency as a
3 responder, a first responder, from either the south
4 part of the Village or west, you know, toward
5 Southold, will come up 4th Avenue, not 3rd Street,
6 where you have to wait for a light and it's a
7 crowded intersection, and this way it's closer.

8 The Suffolk County bus comes down 4th Avenue
9 several times a day. A lot of residents park on 4th
10 Avenue.

11 In addition to creating that potential mess,
12 in the new code I read that, and, you know, I should
13 have wrote down all numbers. I wrote page numbers.
14 Anyway, it doesn't matter which page it is now. That
15 all the buildings will be accessible to emergency
16 vehicles. And I think that closing off this entrance
17 might make it much less accessible. But anyway, that
18 is what I have to say about 4th Avenue.

19 I noticed that you are adding a third floor
20 at only 2'9" in the proposal that you gave to us.
21 So I would like to hear more about that in a few
22 minutes, or at a subsequent meeting.

23 The restaurant is being expanded by 50%. So
24 now we have potentially 54 rooms and 65 seats and 28
25 parking spaces. So I think those are issues.

1 Let me see if I'm leaving anything out
2 (perusing). This is all that occurred to me reading
3 it, not studying it, but just reading it.

4 You mentioned a traffic study. My
5 understanding that the code calls for a traffic
6 study to be paid for by your clients, but the
7 company is selected by the Planning Board, correct?

8 CHAIRWOMAN HAMMES: I would have to go back
9 and look at the extent, but we'll have to talk about
10 the traffic study, because our consultant will have
11 to be involved in that process. But that is a
12 requirement for the final full application. I mean,
13 this is just the start of it for pre-submission if
14 necessary.

15 MEMBER CREEDON: And lastly I would just like
16 to say, I think it's important if we get an opinion
17 from the Police and Fire departments as to the
18 access on 4th Avenue with all the rooms and --

19 CHAIR HAMMES: So that will also be required
20 for sure once we get into the full application, but
21 for this application it may make sense to start
22 having those conversations sooner rather than later.

23 MEMBER CREEDON: Yes. Absolutely.

24 CHAIR HAMMES: But obviously you'll have to
25 provide that for the full application.

1 MR. PRIVES: Fore sure.

2 CHAIRWOMAN HAMMES: Anything else?

3 MEMBER CREEDON: No, that's all for now.

4 MR. PRIVES: Can I respond to a couple of
5 those comments?

6 CHAIR HAMMES: Sure, go ahead.

7 MR. PRIVES: So we have another slide here,
8 with, I'll touch on the height and then I'll touch
9 on the parking.

10 Right now our existing structure is this line
11 right here. We are at about 27 foot, what was
12 previously for this top line which is about 39 feet,
13 and then what we are presenting or proposing is I
14 would say where it's showing this facade, and that
15 maxes out at 29'10". And the way we are going to be
16 working with that by only adding that much height is
17 I think eight-foot ceilings will be our maximum.
18 And when we go to add on the third floor we'll be
19 renovating the second-floor ceiling heights to
20 accommodate the minimal gain in building height.

21 So to accommodate about an eight-foot ceiling
22 on both the second and third floors.

23 CHAIRWOMAN HAMMES: When you say what the
24 existing height is, I guess that would include
25 whatever equipment, I don't know if there is

1 equipment up there or not, but that's what you are
2 taking into account?

3 MR. PRIVES: Yes, we are accounting for the
4 maximum -- in fact, I did invite Irina Casale from
5 our architecture team, if she is able to --

6 CHAIRWOMAN HAMMES: Sure. Because I was
7 confused. I mean, I'm going to be next at those,
8 too. One of mine is I'm going to do a follow-up on
9 that. Because when you do the calculation on the
10 information you gave us, it does show like a 2'9"
11 increase for a third floor, which seems unusual.

12 But also before I forget and before you
13 speak, I understand that a variance was granted for
14 a third floor previously, but just so you
15 understand, the Planning Board never gave approval
16 to that site plan, and my understanding also is that
17 variance was contingent on the restaurant being
18 closed. So I'm not sure I would dwell on the fact
19 that a variance had been permitted previously for
20 the third floor.

21 And it was also when hotels were permitted
22 uses and not conditional uses. So just keep that
23 all in mind.

24 MR. PRIVES: Sure.

25 MS. CASALE: My name is Irina Casale, I'm from

1 Workshop APD, we are the architects involved in this
2 project.

3 So as Dillon was noting, the previous project
4 had gable roofs that reached the maximum height, I
5 believe it was the 20 --

6 CHAIRWOMAN HAMMES: Talk about the first piece
7 that goes like this.

8 MS. CASALE: Right, exactly. The maximum
9 height there was at that 29 foot, and with --

10 CHAIRWOMAN HAMMES: So to be clear, it's this
11 that you are talking about (indicating).

12 MS. CASALE: Yes, so you can see it, it
13 reaches further up from there toward the back of
14 that front fence.

15 So by removing that gabled roof addition and
16 adding on the third floor in place, that's what gets
17 us that delta at the 2'9". So the existing building
18 height was that 27'7" and then the new proposed
19 height is at the 29'10", but hopefully, as Dillon
20 mentioned, with that third floor stepping back and
21 changing the materiality, that front perceived
22 height that we think would be more impactful to the
23 street frontage is at 22 feet.

24 CHAIRWOMAN HAMMES: Sorry, what's the setback
25 for the third floor? I know you said, what it nine

1 inches?

2 MS. CASALE: It's two feet back from the front
3 of the first floor, along the Front Street and 4th
4 Street sides, and with that we were changing it to a
5 lighter material, and doing, adding a planted buffer
6 to further reduce the visual impact of that
7 additional max.

8 CHAIRWOMAN HAMMES: Is there anything else you
9 want to address before I go on?

10 MR. PRIVES: In terms of the parking, this is
11 just another viewpoint coming from Southold.

12 And with regards to parking, we fully
13 understand that it is limited onsite and we are
14 actively working through resolving or thinking of
15 creative ways to accommodate the additional parking.
16 And one way that we are already in the process of
17 doing and is in existence is that we provide
18 employee housing for nearly all of our employees,
19 just about a quarter mile down the street, so our
20 intent is that, you know, the employees will be able
21 to walk to work, they'll be able to bike to work.

22 And then we are also in communication with
23 the BID. I know they are working to identify a
24 potential solve for the higher tourist seasons and
25 during summer months for parking at the high school,

1 for satellite parking, so we would love to learn
2 more about that and be involved in some capacity and
3 to sort of how to offset that demand.

4 And then also just from, you know, the
5 ownership group for The Greenporter, we have a
6 number of properties, I mean, talking about this
7 vineyard that, you know, have very limited parking,
8 have usually a large traffic issue, and we are
9 constantly advising guests not to bring their cars.
10 We provide bicycles free of charge, and advocate on
11 our website, and when they come here, not to drive,
12 I think with the Jitney, the train, there is a
13 number of ways to get from here from New York, even
14 from Boston, without bringing a car.

15 So that is, you know, one way we are trying
16 to help mitigate the number of cars that come to the
17 property.

18 CHAIRWOMAN HAMMES: Do you want a follow-up,
19 Dan?

20 MEMBER CREEDON: Yes, I wanted to ask briefly,
21 the new code, to my understanding, reading it,
22 requires, on hotels on Front Street and Main Street,
23 to set aside a certain amount for retail. And I know
24 this is not completely a new project but it's a
25 significant increase. So I don't know, you didn't

1 address it and I don't know what the requirement
2 would be, but it's just something that I want to
3 hang out there that should be addressed.

4 And then just, lastly, if you have this
5 placard over there, could you put this up, because I
6 think the public would like to see it. It's the
7 front from the east. I think that is something that
8 people would like to see.

9 MR. PRIVES: Sure. (Complying).

10 (UNIDENTIFIED VOICE): Can you hold it up?

11 MR. PRIVES: Sure. (Complying).

12 (UNIDENTIFIED VOICE): That's Front Street?

13 MR. PRIVES: Correct. This is Front Street
14 coming from town.

15 (UNIDENTIFIED VOICE): From town?

16 MR. PRIVES: Yes. And then, I'm not sure if
17 you are able to see this one. This is Front Street
18 coming from Southold.

19 (UNIDENTIFIED VOICE): Front Street from --

20 CHAIRWOMAN HAMMES: This is not the time for
21 the public comment. Sorry. I mean is it a specific,
22 very specific question about?

23 (UNIDENTIFIED VOICE): (No response).

24 MEMBER CREEDON: Thank you.

25 CHAIRWOMAN HAMMES: All right, I had a number

1 of the same points that have already been raised so
2 I'll try to be relatively brief.

3 I have a quick question on something that I
4 wanted you to go back and look at on the application
5 that is more technical than anything else. But item
6 four or five, I can't really tell which it is, of
7 the environmental assessment form, you marked a box
8 that the only adjoining or nearby land use is
9 commercial, but I think a portion of the property is
10 residential and it's surrounded by residential as
11 well as some commercial. So that will need to be
12 addressed just before the final application is
13 accepted.

14 You know, going back to this question of the
15 sizing of it, I guess, I'm the only Planning Board
16 member that was on this Board when the last
17 application came before it and I at that time and
18 still continue to have some concerns about the
19 conjoining of the two buildings with a third floor
20 addition, which I think is going to result in a very
21 large-scale building that is generally not
22 consistent with the general historical scale for
23 commercial development and residential development
24 in the Village.

25 I also have some concerns about the proposed

1 design and its compatibility with the character of
2 the downtown. I think, as you know, you've looked at
3 the code, this Board has to take into account in
4 considering these applications whether the
5 renovation of an existing structure is being
6 undertaken in a manner that promotes and enhances
7 the historical character and nature of the Village,
8 and the degree to which the proposed site plan
9 provides for preservation and protection of the
10 esthetics of the surrounding neighborhood.

11 So those are all going to be things that we
12 are going to have to take into account in
13 considering this.

14 I know that you are working with a very good
15 architect, which as specifically noted, has
16 expansive experience in local coastal communities
17 and that is really greatly appreciated.

18 I do think it might be helpful to take a
19 little bit step back and go back and look at some of
20 the historical Victorian architecture in the
21 downtown area and see if there is any way to tweak
22 or incorporate some of that, as well as I think, you
23 know, when you look at a box, Midhaven did a good
24 job in my view breaking that box up, with some of
25 the windows and things that they did.

1 I understand now a little bit better the
2 third floor setback, it doesn't come across really
3 that well on the drawings, so these are some of the
4 things that are running through my mind, anyway, as
5 we kind of work through this.

6 I think that is all I have on this for right
7 now, so I guess, Elizabeth, you're next. Unless you
8 have anything you want respond to.

9 MR. PRIVES: No, I noted my points.

10 MEMBER TALERMAN: Many of my questions and
11 points have been mentioned. With regard to entrance
12 and egress on Fourth, one of the things we can't see
13 in this plan is where the other curb cuts or
14 driveways are opposite where your curb cuts are, and
15 I think understanding how a resident pulls out and
16 making sure those are offset and not aligned, which
17 is not to say that I'm unconcerned or is to say that
18 I am concerned with traffic on Fourth, prior
19 accidents, and bringing that kind of traffic into a
20 residential area.

21 I also, Dan, to your point, read the code and
22 read that 50% of frontage should be storefront. And
23 I didn't know whether to interpret it's storefront
24 or restaurant.

25 CHAIRWOMAN HAMMES: I think this is going to

1 be something that we are going to need counsel to --
2 it does sound like it's retail, I think, but I think
3 we are going to need counsel to weigh in on this,
4 because unlike the next application, which is a new
5 building, this is a pre-existing building, so I
6 don't know whether or not this would be considered
7 either a non-conforming use or non-conforming
8 building.

9 So that's something we'll have to discuss
10 with counsel and depending on the outcome of that,
11 will either be to address that or seek a variance
12 for or it will be fine. I just don't know the answer
13 to that right now.

14 MR. PRIVES: Okay. And I'll follow up in the
15 submission. Okay.

16 MEMBER TALERMAN: And I do also have concerns
17 about increasing the room size, increasing the
18 restaurant and increasing the intensity of the use
19 of space with the very limited parking. And I
20 appreciate that you are looking into creative ways
21 to solve that, and I encourage your creativity in
22 solving that.

23 I think my final point is, echoes Tricia's
24 concern about the historic character of the Village,
25 specifically, though I am no expert, our Village, I

1 think typically has mullion windows. I'm not
2 recommending design. I just want to bring forward
3 that the historic character should be taken into
4 consideration. And I do appreciate this version that
5 you put forward and look forward to having you sort
6 of consult in that regard.

7 CHAIRWOMAN HAMMES: I think related to that, I
8 know you are not in the Historic District, so you
9 are not going to require HPC approval, but it might
10 be worth it if you can get on their agenda to just
11 have a discussion with them about it, because we are
12 going to be focused on it even though you are not in
13 the Historic District and we may very well ask them
14 for some input on that. So I would just think about
15 that. Again, not required but it might be helpful.

16 MR. PRIVES: Yes.

17 MS. CASALE: If possible, I just wanted to
18 provide some extra feedback on what you are noting
19 as to the historic characteristics of the property.

20 So largely the first-floor windows,
21 everything facing Front Street, are all the existing
22 windows. We're not proposing to make any changes to
23 those at this time. So just adding additional
24 windows on Front Street and then on the third floor
25 has needed for the new addition.

1 Additionally, I think the structure currently
2 is a bit unique from the Village perspective where
3 it is a bit more mid-century, modern in design
4 rather than some of the more Victorian kind of
5 characteristic projects that are closer to Town.

6 So we had tried to marry what was existing in
7 there and bring a bit more of that coastal nature to
8 it with the board and batten, more reminiscent on
9 sort of the other vernacular in the area as well,
10 especially bringing in more of the green elements,
11 the plantings that reflect the rich history and ties
12 to a lot of the more farming and coastal buildings
13 in the area.

14 CHAIRWOMAN HAMMES: That's helpful input. I
15 agree The Greenporter historically has been since
16 the turn of the century, I think, again, concern is
17 as it gets bigger it draws more attention to itself
18 so we just wanted to make you aware of that.

19 I think when you go and start working on the
20 narrative to address the conditional use and site
21 plan applications, you'll find that these are going
22 to be things that you'll have to address in that
23 anyway, because those are kind of what we are
24 looking at with the points that we are raising with
25 you right now.

1 So hopefully that will help flush that out
2 and give us some ideas as once we get that report to
3 take into account. So, anything else?

4 MEMBER TALERMAN: No. Done. Thank you.

5 MEMBER WALTON: Okay, well, thank you, for
6 being here today. I pretty much, I have a list here,
7 and I note that a lot of the things were either
8 asked and addressed to some degree or another.

9 I'm going on run through it quickly just so
10 you have an appreciation for the different
11 perspectives of the members of the Board.

12 One of the things that, I think it was Dan
13 who touched on, is the need for, you know, the
14 provision for retail, which as Tricia, our Chair
15 noted, we will need to have further discussion.

16 (Audience members indicate they can not hear
17 Member Walton).

18 MEMBER WALTON: I'm sorry. Is that better?
19 Okay. I'm trying to speak fast so we are not here
20 all night, but I'll slow down.

21 So I did want to understand better,
22 understanding that that does not necessarily satisfy
23 the retail component if in fact it applies in this
24 application.

25 I did want to understand better what your

1 plans are for the restaurant and how much of the
2 seating, increase in seating, is outdoor versus
3 indoor, and what the plan in terms of entertainment
4 or other activities there at the restaurant.

5 MR. PRIVES: Yes. Absolutely. So I may have
6 mentioned, on Labor Day is when we first reopened
7 the restaurant. Trestle (sic), the GM, he was really
8 a one-man show, bussing tables, cooking food,
9 bartending, making coffee.

10 Because we got open so late in the season it
11 was a bit of a scramble to get it going and we sort
12 of pulled it together, really Trestle pulled it
13 together, to activate the space.

14 So our intention is, over this winter and
15 early spring, to really assemble a formal like F&B
16 program, and open with a more substantial opening
17 with breakfast, lunch and dinner.

18 Entertainment, we don't initially have
19 anything locked in. It's by no means going to be a
20 dancing/music, you know, prevalent space. It's a
21 place people can come for a cocktail after dinner,
22 have a cocktail before dinner, you know, maintain a
23 relaxed environment.

24 You know, our guests are not here, it's hard
25 to say, they might go to the vineyards, the

1 wineries, have a good day, come back and be able to,
2 you know, take it easy in a, you know, calm
3 atmosphere.

4 And our operations again will aim to serve
5 breakfast, lunch and dinner for the community and
6 guests. Was there anything else?

7 MEMBER WALTON: No, I was concerned with
8 impact on the community, the surrounding community,
9 noise levels, things like that. So, you know, I
10 think that that generally addresses the question.

11 MR. PRIVES: Yes, I think the general
12 atmosphere that Trestle has created in that
13 restaurant today is generally the idea of what we
14 would like to maintain of the type of experience.

15 MEMBER WALTON: Gotcha. All right. Several
16 people have noted perspective on design, and I just,
17 I do want to say that I think the proposed design is
18 an improvement over the existing, sorry, I don't
19 want to offend any former architects, but, and also
20 over the prior proposed renovation.

21 I do continue, and this is perhaps my own
22 esthetic, but I do continue to want to see something
23 that is consistent with sort of
24 historic/seaport/village kind of architecture.
25 Again, you know, in a support of personal

1 perspective there.

2 And it does, and perhaps it's the drawings,
3 but as Tricia had noted before, in the drawings, it
4 seems like a very massive structure. The setbacks
5 maybe helps with that, but it doesn't come across.
6 And so that was another reaction or thought that I
7 have in looking at the design, even though I think
8 it's an improvement.

9 Obviously we talked about parking, continues
10 to be a concern, which we'll continue to discuss. We
11 talked about the restaurant. How much of the
12 seating of the restaurant is out, the increased
13 sitting is outdoors versus indoors? Do you know
14 that number, by any chance?

15 MR. PRIVES: I don't want to say the raw
16 number, but I can follow-up with a more specific
17 number.

18 CHAIRWOMAN HAMMES: When you do that, too, can
19 you let us know if the square footage of the
20 restaurant has changed in any way. It's not broken
21 down in your application, so I would like to
22 understand.

23 MR. PRIVES: Okay, yes, we can actually
24 provide that.

25 MEMBER WALTON: Yes, that's part of what I was

1 trying to get at.

2 MR. PRIVES: Yes, we can actually provide
3 that.

4 It's just under a thousand square feet for
5 the entire front facade and on the first floor, I
6 believe it's around 250 to 300 square feet.

7 MEMBER CREEDON: The answer to Frances'
8 question is in the proposal. It says they would have
9 49 indoor seats and 16 outdoor. That's what it says
10 on the first page of this booklet here.

11 MEMBER WALTON: Thank you, Dan. I'm still
12 trying to understand what that means in terms of
13 expansion of the hotel as a whole. And the relative
14 proportions inside and outside.

15 MR. PRIVES: The majority of the seating will
16 be inside and then similar to what is present today
17 with that three-season porch off the front of, the
18 right-side of the building, there is an assortment
19 of probably, maybe eight or so tables out there,
20 like tube-top tables, so.

21 MEMBER WALTON: We've noted the new
22 entrance/exit configuration, and again, what we
23 would look for there is the impact on the
24 residential community, the community immediately
25 adjacent to the property. It does alleviate some

1 congestion perhaps on Front Street, and it's
2 compliant with code, so we understand the reasons
3 for moving it to 4th Street. But again, a
4 consideration is the community around it and the
5 impact on them.

6 (Perusing). Um, the sides of the building,
7 historic nature, and adequacy of parking. So those
8 are all things that we'll continue to have
9 conversations about.

10 MR. PRIVES: Sure.

11 CHAIRWOMAN HAMMES: We'll put together or try
12 put together the things that we mentioned today,
13 specific input, we'll get that to you as quickly as
14 we can.

15 MR. PRIVES: Great.

16 CHAIRWOMAN HAMMES: I'm going to open it up to
17 the public now unless you have anything else you
18 want to say.

19 MR. PRIVES: No, I think we were able to cover
20 all the items you wanted to touch on.

21 CHAIRWOMAN HAMMES: The public is going to
22 come up here. I don't really want to engage in any
23 back and forth. They'll address us. If we need to,
24 we'll call you back up.

25 MR. PRIVES: No problem. I can leave this up

1 for now.

2 CHAIRWOMAN HAMMES: Okay, thank you.

3 All right, who wants to be first.

4 Please state your name and address for the
5 record when you come up to the podium.

6 MR. HAMILTON, JR.: How are you doing. My name
7 is Robert Hamilton, Jr., I'm a member of the
8 Greenport Fire Department, I'm the chief driver of
9 833, Assistant Safety Officer, and I'm also an
10 officer in the fire police.

11 My main concern is access for Fire Department
12 vehicles. 4th Street has parking on both sides,
13 rendering it a one-lane road.

14 Front Street has no parking on either side.
15 It's a two-lane road.

16 Fire Department vehicles are quite large, and
17 in an emergency all you need is one person to park
18 in the wrong place on 4th Avenue and we would have
19 no access whatsoever.

20 I recommend keeping the main access on Front
21 Street open. It would be better access for a hook
22 and ladder to reach the east building. I'm not
23 exactly sure where the nearest fire hydrant is
24 offhand.

25 But my main concern is the safety, fire

1 safety, and also for the rescue vehicles for access.

2 4th Avenue can be tricky, especially if the
3 bus is coming at you. You have to pull over into the
4 next empty space to let the bus by or else nobody is
5 going anywhere. It's just a tight road, like most of
6 the Village roads, and I think leaving the Front
7 Street entrance open the way it is, gives better
8 access for the Fire Department and Rescue.

9 And as Dan mentioned, that a lot of the
10 members of the Fire Department use 4th Avenue to
11 respond to the firehouse, to go to emergencies,
12 instead of waiting, trying to get to 3rd Street and
13 waiting for the light to change.

14 So this is purely a safety issue on my
15 behalf. I have no problem with them putting a third
16 floor on. I just want to make sure that they do talk
17 with the Fire Department to make sure there is ample
18 access for the emergency vehicles to enter and exit
19 that parking lot.

20 If is there only one entrance, if you pull
21 in, you have to back out. If there's two entrances,
22 you can pull through. It's just a matter of safety.

23 There is a lot of roads in the Village that I
24 really don't even like driving down with our truck
25 because they are so narrow. I just hope you take

1 that into consideration and maybe talk to some of
2 the officers, the Chiefs in the Fire Department,
3 when you are making your final decisions, that we
4 don't put anybody in jeopardy because of where you
5 move your driveways. Thank you.

6 CHAIRWOMAN HAMMES: Thank you.

7 Under the new code, just so you know, those,
8 while safety has always been a consideration, those
9 types of things are specifically spelled out as
10 having to be addressed.

11 MR. HAMILTON, JR.: I'm sorry, I didn't go
12 check where the hydrants were but I just got done
13 with work.

14 CHAIRWOMAN HAMMES: That's okay. That will be
15 part of the analysis.

16 MR. HAMILTON, JR.: Offhand I don't think
17 there's any hydrants on that end of 4th Avenue.
18 There's one by the park, I know for sure. And I'm
19 not sure where the nearest one on Front Street is.
20 But it's a concern with that big of a building,
21 there should be a hydrant close by.

22 CHAIRWOMAN HAMMES: Thank you, very much.

23 MR. HAMILTON, JR.: Thank you.

24 MS. WADE: Randy Wade, 6th Street, Greenport.
25 I actually love the architecture. I think it went

1 from Las Vegas to Palm Springs, and I love the
2 natural material on the side, and agree there is a
3 problem with the bulk.

4 The entry on Front Street, I hope you
5 actually resolve that before any traffic study is
6 done. I would just hate for people to spend money
7 unnecessarily. It's obvious that it has to remain
8 on Front Street. And it also seems to get rid of
9 some of the delivery area. Don't forget there needs
10 to be delivery space as well as parking. I don't
11 know if that would minimize the parking that is even
12 provided.

13 And then your consultant should be able to
14 use the astro template for like a 40-foot bus to
15 mimic the large fire truck and actually show on the
16 plan how it moves through it.

17 The third floor, I happened to be at the ZBA
18 meetings opposing the third-floor addition
19 previously. There is residential on the north side
20 and it just, yes, it was conditional, and having no
21 restaurant. And I love the restaurant. And I hope
22 that the business plan continues to have that lovely
23 restaurant because there is not one that is so close
24 to our house. So I really appreciate that.

25 The hedges are something that is very common

1 on the south fork. It's really inappropriate here.
2 I'm actually all the time telling the priests as St.
3 Agnes that their hedges are growing over into the
4 sidewalk. It really needs to continue to be lawn or,
5 you know, flat, clear space next to it, because the
6 sidewalk is very narrow there.

7 And I was actually kind of impressed recently
8 with how close the structure is to the sidewalk.
9 It's in an area of Front Street where, like if you
10 look across this, across 4th Street to Kapell's
11 building, and maybe think about what that setback is
12 like. I like having street trees, street trees are
13 great. But there just needs to be more space. And I
14 think that the Village should consider the third
15 floors.

16 The other thing that I had noticed at the ZBA
17 hearing was, afterwards I heard somebody on it, a
18 pivotal member say, oh, commercial is really two
19 stories?

20 So he thought he was approving two-and-a-half
21 stories to three, when really he was going from two
22 to three. And I think, I've heard that the Village
23 is going to be doing more with the Zoning Code, and
24 I think you should just think about coming back when
25 they figured all that out. Because right now it's

1 just not allowed. And also all those people will be
2 parking on 4th Street, and those poor neighbors.

3 So, thank you, very much.

4 CHAIRWOMAN HAMMES: Let's hold the applause
5 folks. Thank you.

6 Anybody else from the public that cares to
7 address this application?

8 Please come up.

9 MR. SCHARFMAN: Gary Scharfman, Fifth Street
10 West Dublin.

11 Just echoing something that, Fran, you said,
12 for a different reason.

13 When I looked at the sketch online, the
14 schematic online, the thing that caught my attention
15 was the hedge. Seems like it's a hedge. I don't
16 know whether this pertains to this structure or this
17 enterprise, or anything else in Greenport. I really
18 think we should consider whether we want any type of
19 foliage that basically cuts off any building from
20 the streetscape. Because one of the things about
21 coming into this Village is it should be very
22 welcoming, and when you start putting up hedges it
23 kind of sets you apart from the side from what the
24 activity of the Village is.

25 So I think whether it's for this building or

1 anything else that we are doing in the Village, when
2 we talk about codes and compliance, something to
3 think about is just what do we want. Do we want a
4 community where basically everything is behind a
5 closed perimeter, if you will. So, thank you.

6 CHAIRWOMAN HAMMES: Thank you.

7 Mike, I think you have one public comment for
8 this one, if you could just read that into the
9 record, if you don't mind.

10 MR. NOONE: Yes. This is a letter from Charles
11 Kowalzewski (sic), at 433 Main Street. He commented
12 on both 200 Main and 326 Front. I'll read the 326
13 Front for a minute.

14 Regarding 326 Front Street, I hope the third
15 floor is not a given, because it was previously
16 granted. It will overwhelm the residential neighbors
17 at 222 and 220 4th Avenue. I do not think roof decks
18 on the third floor are a good idea. They get very
19 loud and the noise travels into the adjoining
20 neighborhood.

21 I hope the Board does not allow roof decks
22 and if possible does not allow the third floor.

23 Charles Kowalzewski, 433 Main Street.

24 CHAIRWOMAN HAMMES: Thank you.

25 MS. DECRUZ: Margaret DeCruz, 25 Washington

1 Avenue, Greenport.

2 My question is about parking and the
3 employees that the man said they were going to be
4 housed somewhere. So I'm wondering where are they
5 going to be housed? And I think it's wishful
6 thinking that the people who come to the hotel are
7 going to be coming by bus and train and bicycle.

8 But I would like to know where the housing is
9 that is going to be --

10 CHAIRWOMAN HAMMES: I think that is really
11 something that will be a comment that we'll make
12 back to them. But I don't think that they need to
13 disclose that, particularly, right now.

14 Anybody else?

15 One question, if you don't mind coming back up,
16 that I have, based on Charles' e-mail. I know on the
17 inside court yard, you are contemplating having a little
18 bit of seating outside or the availability of people
19 hanging out on the inside part of the courtyard; is that
20 correct?

21 MR. PRIVES: On the interior of the courtyard?

22 CHAIRWOMAN HAMMES: Yes, looking over.

23 MR. PRIVES: Oh, on the balcony, where the
24 rooms are. Yes. On the interior portion of the
25 campus -- of the building -- similar to what is

1 there now, there will be space for people to -- I
2 can pull it up.

3 CHAIRWOMAN HAMMES: No, no. It's okay, I just
4 wanted to know, what about the outside.

5 MR. PRIVES: No, the outside, there will be no
6 like front porches or front decks that people will
7 be hanging out.

8 Right now in the plan of what is shown, is
9 they are full, like sliding doors, but there's, it's
10 a Juliette balcony, so you can only walk up to the
11 door, similar to if the window was up. And it's just
12 a larger, quite frankly we'll probably turn those
13 into just normal windows, and there is no outdoor
14 deck area.

15 CHAIRWOMAN HAMMES: All right, one last chance
16 for the public, because there is a lot of people
17 here. Don't be shy.

18 (No response).

19 Okay, does anybody from the Board have any
20 follow-up based on the comments the public has made,
21 that they want to address to the applicant at this
22 time?

23 (No response).

24 If not, I really appreciate -- I'm sorry, you want
25 speak?

1 MS. TESSMAN: Stacey Tessman, 512 2nd Street.

2 So my question is more one because I don't
3 understand the process and the way that it works.
4 That if these people, who did a really creative job
5 of changing the gabled roof so that the third floor
6 is now, whatever, two, three feet higher, I mean
7 that's a creative way of doing it.

8 But if they get permission for a third floor,
9 under these circumstances, does it make it so that
10 the next person who wants a third floor gets it.

11 CHAIRWOMAN HAMMES: So the third floor is
12 going to require a variance, which is not the realm
13 of this Board. That would be a question for the ZBA.
14 They'll have to comply with the test to get a
15 variance like that. I think you probably went
16 through this with your house and your swimming pool,
17 but I'm not sure.

18 MS. TESSMAN: Yup.

19 CHAIRWOMAN HAMMES: There are specific tests,
20 it's much more structured than the Planning Board
21 is. So if somebody satisfies the criteria, they get
22 the variance. If they don't satisfy it, I mean,
23 John is here, he could speak to this better than I
24 could. But if they don't satisfy the criteria, they
25 don't get the variance. And just because one person

1 got a variance, doesn't necessarily mean another
2 property is going to get a variance.

3 MS. TESSMAN: Great. Great. Because the fact
4 that no one else will be able to finagle it like
5 this, and this is creative and great, but it
6 probably won't happen again. Thank you.

7 CHAIRWOMAN HAMMES: Going once? Going twice?

8 MR. COLLINS: Hi. Thank you. My name is
9 Michael Collins, 232 Manor Place in Greenport.

10 I just, the main thing, I would just like to
11 confirm everything everybody said. Actually, I
12 think the scale of this is just too much for the
13 size of Greenport village. I just think it's too
14 huge.

15 I'm concerned about the residents. That's a
16 very busy street. If you drive down 4th Avenue at
17 night, there are cars from one end of 4th Street to
18 the other. So parking is definitely a concern and a
19 major issue.

20 So, just the scale of this, I think is just
21 too much. Thank you.

22 CHAIRWOMAN HAMMES: All right, so we want to
23 thank the applicant for all your hard work. And we
24 really appreciate it. We appreciate the thought that
25 you put into it. We appreciate your time this

1 evening. I think we will, as I said, we'll try to
2 get out through the Building Department a quick
3 e-mail of the things that, the biggest thing that
4 we'll need is that written narrative that addresses
5 the various points in the sections that I
6 referenced, which are basically 150-29 and 150-30,
7 that have conditional use and site plan application
8 criteria that we have to apply.

9 So we won't schedule you, given the fact
10 there's not too many people that wanted to speak
11 this evening, we won't schedule you until we have
12 that, and we'll need that at least two weeks before
13 we can schedule you.

14 MR. PRIVES: Okay, understood.

15 CHAIRWOMAN HAMMES: So I guess that means if
16 you got it in the next week-and-a-half we can get
17 you on the next meeting, not the January 5th
18 meeting, but if not, otherwise the next meeting is
19 February.

20 Otherwise, if you have questions, based on
21 the discussion tonight, I'm available to speak. I
22 think everybody would be on one-up. We can't meet as
23 a Board, as a Board meeting, but I can speak, you
24 can go through Brian or the Village with questions
25 that you have on what has been said tonight.

1 I look forward to working with you on trying
2 to move this along as expeditiously as possible. But
3 the more information you give us on that narrative
4 the better off we can give you the right input for
5 you to move the application into the next phase.

6 MR. PRIVES: Great.

7 CHAIRWOMAN HAMMES: Any questions?

8 MR. PRIVES: No, I understand. Thank you, very
9 much. Really appreciate the time and the
10 opportunity. Looking forward to the next steps.

11 CHAIRWOMAN HAMMES: Thank you. All right,
12 we'll take a five-minute bathroom break right now,
13 and also, in case anybody wants to leave before the
14 next one. So we'll start again at about 5:10.

15 (The time noted is 5:05 p.m., and this
16 hearing is concluded, and after a
17 five-minute recess, these proceedings
18 continue as follows).

19 CHAIRWOMAN HAMMES: Okay, we'll get started.

20 The next order of business is a pre-submission
21 conference regarding the application of HF2 Hotel
22 Owner LLC in respect to the construction of a new
23 hotel at the property located at 200 Main Street.

24 The property is located in the C-R Retail
25 Commercial District and within the Historic

1 District. It is located at Suffolk County Tax Map
2 #1001-14-10-16.

3 The applicant currently proposes the
4 demolition of the existing building on the property
5 and the construction of a new 18-room inn, together
6 with retail gallery space to be located in the front
7 of the property, abutting on Front and Main streets.

8 This application will ultimately require both
9 a conditional use approval from the Board, and site
10 plan approval by this Board. It is also a
11 significant application for purposes of the code.

12 My introductory remarks in the last
13 application and the process applicable to this
14 pre-submission conference also apply to this
15 application.

16 More specifically, I note as part, you did
17 provide part of a narrative description, which is
18 greatly appreciated. I think you addressed the parts
19 of 150-9, but we are going to need you to go back
20 and update that to address the conditional use
21 criteria set forth in 150-29 as well as 150-30, and
22 we'll need that updated narrative prior to
23 scheduling a continuation of this pre-submission
24 conference, unless we run out of time for public
25 comment tonight.

1 And also as previously noted to the prior
2 applicant, in updating that, to the extent you have
3 information that is going to otherwise be required
4 in connection with the community impact report, it
5 may be helpful to provide that because it will allow
6 us to give you more complete input back to help you
7 move the application along.

8 Okay, there is also, because your proposal,
9 your application has been in for a while and we have
10 gotten some input, historically, from the planning
11 consultant, there are a couple of things which we'll
12 follow-up again in writing with you, but that we are
13 also going to need for this application that we
14 don't have yet.

15 The first one, this is based largely from
16 input from our consultant, is square footage of the
17 current building located on the site, as well as the
18 current number of parking spaces located onsite.

19 And to the extent it's available, and this
20 kind of relates to what I said about the narrative
21 description, we would like any additional details
22 you have as to kind of the gallery/store front use
23 and hours, proposed guest check in/check out and
24 loading procedures, including in respect to
25 deliveries or drop-offs, and what kind of

1 instructions or directions you propose to give the
2 guests in respect to late arrivals and off-site
3 parking, and also your proposed method for dealing
4 with wreckage, storage and disposal.

5 I think we had outstanding with you on this
6 application previously, you had indicated at times,
7 or one of your representatives had, that you might
8 be cross-operating or using guest amenities across
9 your various properties; parking, swimming pool,
10 staffing, the like. If that is still the intent we
11 would want to know that as part of this
12 pre-submission application, and a description of
13 that to the extent that information is available;
14 you know, whether or not you are going to allow, you
15 know, parking across the properties, whether or not
16 you intend to run a shuttle service, other
17 operational interdependencies. And I would note to
18 the extent you are going to make use of things with
19 respect to the Harbor Front, that might require an
20 amendment to the Harbor Front site plan approval, so
21 you should take that into account.

22 I can't speak as to the Sound View Inn
23 because that's not within our jurisdiction.

24 We would obviously be asking the Village to
25 confirm whether or not whatever you are proposing in

1 respect to the Harbor Front is permitted under the
2 site plan.

3 And then the application materials you
4 submitted seem to be somewhat inconsistent on the
5 calculation on the number of parking spots. In one
6 document I think you indicate that you would be
7 required to provide 21 spaces, and another you
8 indicate 19 spaces. So we'll need that clarified at
9 some point.

10 And then under 150-31B of the code, and I
11 don't believe this is in the materials that you had
12 submitted previously, but if it is, if you could
13 just point us to where it is, you are required to
14 provide a radius map for I think it's 500 feet
15 around the property, and that would help show the
16 calculations demonstrating the proposed development
17 satisfies the requirements of 150-9B(6) of the code,
18 which provides that no hotel can be within 200 feet
19 of another hotel.

20 So with that in mind I'll turn it over to you
21 to give us a brief overview, and, you know, state
22 your name and address for the record, give us a
23 brief overview, and we'll go through kind of the
24 process that we just did.

25 MR. BOYLE: Perfect. Mark Boyle, 1073 Ash

1 Drive, New Jersey.

2 Hi. I'm Mark Boyle. Along with Eric Warner,
3 we are part of a group of small investors that
4 bought the 200 Main Street location about two years
5 ago.

6 This group of friends and family, which I
7 suspect are much like the people in this room,
8 pooled their resources to make this investment
9 possible.

10 Eric has been coming to Greenport for 20-plus
11 years, and I started coming out in 2015. We
12 collectively purchased the Sound View Hotel in 2016,
13 and fell in love with this place, subsequently
14 purchasing the Harbor Front Inn, and finally 200
15 Main Street.

16 Our point is we are not some big New York
17 developer. We are not a hotel titan. We are a small
18 group of friends and family who also believe in the
19 future, the vision of Greenport.

20 I mention that we purchased 200 Main Street
21 two years ago with a vision. And I'll say that
22 vision was spelled with a small "v." And I'll
23 clarify this.

24 Our inn that we had proposed is 25 rooms,
25 with Village-appropriate exterior, cozy rooms. And

1 then the moratorium hit. And I promise, this is,
2 this will be the only time I mention that word. We
3 have moved on.

4 We participated in the entire process, we met
5 with the Mayor, we understood what his plan was, and
6 at the time, back then, it was not yet quite a
7 vision.

8 Eric and I reflected on this conversation,
9 and we said to ourselves, that sounds a lot like
10 what we want, too. And we gave this process a
11 chance. We attended the Village vision meetings, the
12 committee meetings, the Village Board meetings. I
13 think some may be tired of seeing me, but here I am
14 again, relentless and discouraged. I'll probably say
15 Randy is probably the only one who has attended more
16 meetings than myself. So, thank you.

17 We have heard the Village and its businesses
18 want to be economically self-sufficient every day of
19 the year. It wants businesses to be compatible and
20 supportive of the working waterfront vision, and
21 preserve the historic character.

22 Through this process and inline with the
23 stated goals and vision of the Village leadership,
24 we know as well as any other small business owner
25 the economic health of the Village needs to be

1 year-round business that creates demand for
2 travelers.

3 Travelers spend their money, spend money that
4 they stay, and the money often stays within the
5 walking distance of wherever the guests lodge:
6 Right here in downtown Greenport.

7 Just last week at the East End Committee
8 meeting, this concept was raised by business leaders
9 from other towns. Our proposed inn as well as the
10 Harbor Front Inn and Sound View, are open
11 year-round. We don't close like many other
12 businesses in the off season. No, we are here
13 year-round to support Greenport.

14 We support the Village leadership's vision
15 year-round.

16 We felt it was important for us to share our
17 thoughts regarding our perspective today, as it has
18 changed, and we think for the betterment of
19 Greenport.

20 People like to say talk is cheap. Eric and I
21 believe that there is a lot of truth in those three
22 simple words. Because talk is it cheap.

23 We submitted an updated application to build
24 an 18-room inn at 200 Main Street; an opportunity to
25 bring new energy, year-round economic stimulation,

1 to the critical, central location in our Village.

2 This past year brought much change and focus
3 to the future of Greenport. With that being said, we
4 have put our participation and listening into action
5 with our updated application for 200 Main Street.
6 Here are some of the highlights that are very
7 different from our previous 25-room inn. These are
8 based on community feedback, comments from the
9 Planning Board and their consultants from our 2022
10 submission, and finally the new Zoning rules created
11 by the Village leadership. Here we are.

12 We've reduced the density of our hotel from
13 25 rooms to 18. A 28% reduction. Created a minimum
14 room size greater than the new 200-square foot rule.
15 Reduced the parking demand requirements due to it
16 being a smaller inn. Reoriented the lobby to the
17 back of the building, off the Carpenter Street, to
18 lessen the perceived future traffic burden. We have
19 reduced the size of the building and removed the
20 third floor. Revised the Main Street entrance to
21 include retail per the updated code.

22 I hope it is evident that our action is and
23 we have listened.

24 The 200 Main Street design team spent
25 countless hours working with the current code

1 requirements, and the proposed 18-room inn will
2 require two minor variations. The first is a lot
3 coverage variance. The proposed inn layout will
4 require a 58% lot coverage versus the current code
5 of 40%.

6 The first reaction when I said this to people
7 was, wow, that's big. We are only building a small
8 inn, and to put that in perspective, that's
9 1,582-square feet, that stands between us and having
10 our village inn for this location.

11 Secondly, we require a parking variance. The
12 current code requires one parking space for each
13 room and one space per worker. This required 19
14 spaces. So I hope that clarifies. It is 19 to 21,
15 if I have it somewhere. I would correct that.

16 CHAIRWOMAN HAMMES: One employee, in other
17 words?

18 MR. BOYLE: One employee. That's correct. And
19 three which can be accommodated onsite, requiring a
20 16-space variance. We included in our submission our
21 complete traffic study performed during the Summer
22 of 2022. It indicates that our inn does not, and I
23 repeat does not increase traffic congestion.

24 This is what the engineers say, not Eric, and
25 not myself. The engineers have told us it doesn't.

1 Let's stand with that.

2 This was, I'll say this was the most
3 discussed topic this past summer, and I'll go out on
4 a limb to say it was discussed at nearly every
5 meeting. What we heard is that most in the Village
6 believe the Village does not have technically a
7 parking issue. Our engineering study simply confirms
8 this as fact.

9 What we heard from our many residents and
10 business owners is that there is a perceived parking
11 issue, when in fact we have a walking issue.

12 Again, not my words; the words that were
13 spoken at the Village meetings.

14 With that, I would like to take a break and
15 I've asked Phil to walk us through some of the
16 renderings and the details. Phil?

17 MR. GIORDANO: Good evening, ladies and
18 gentlemen of the Board, my name is Phil Giordano, I
19 am with BLD Architects. We are at 31 West Main
20 Street in Patchogue.

21 So, yes, as Mark said, we have been through
22 countless revisions with this. We've really tried to
23 hear the Village and the community and listen to the
24 feedback that you have all provided to us.

25 As you said, we are in the Historic District,

1 and I believe we are at a very unique corner in the
2 Village, where we are between Main Street and
3 Carpenter Street, it seems to be the intersection
4 really where historic Greenport, in terms of the
5 downtown and the kind of working harbor begin to
6 meet. And I think that through our design esthetic
7 we've tried to both mitigate that and accentuate
8 that in the design of the building.

9 The front building seeks to embellish on some
10 of the traditional details of our neighbors. We
11 have pretty robust pediments and corbels along the
12 facade. The ground floor is very open and light and
13 airy, to allow, you know, both invite visitors in
14 and also provide a lot of natural light to the
15 gallery space there on that floor, whereas the kind
16 of back building, the back half of the building, is
17 meant to reflect the, you know, traditional
18 shipbuilding character, more of a boat building,
19 with, as I stated before, number of windows, also
20 allows some light and air in. And we are, you know,
21 looking to also increase the character of Front
22 Street as well. I'm sorry, of East Front Street as
23 well, by providing some street trees to turn, you
24 know, what is maybe not the nicest street in the
25 Village and to try to give it a little bit more life

1 and light.

2 MR. AYLWARD: Matthew Aylward, R&M
3 Engineering. We are the site civil engineers. Our
4 firm prepared the traffic study that was done in
5 2022, July 8th and 9th. It was the weekend after
6 July 4th. It was corroborated with the Village
7 engineer, those dates were selected.

8 It identified what I guess was said at those
9 meetings, that Mark had brought up, that there is a
10 not so much a parking issue as much as a parking of
11 convenience issue.

12 We found that at 3:00 PM, that was the peak
13 time that the Village saw the most parked cars, and
14 at that time we found 54 vacant stalls throughout
15 all the municipal lots. All right?

16 There was a question about our plan. Our plan
17 has three parking stalls provided proposed right
18 now. The current condition is three parking stalls
19 there today. We can get you the square footage of
20 the existing building that is slightly, I would say
21 it's probably about 75 to 60% of the size of the
22 footprint that is there today now.

23 Our proposed plan is not encroaching in any
24 way onto the existing, let's say asphalt areas for
25 Carpenter Street or East Front Street, so therefore

1 we don't find there to be any problems with fire or
2 emergency access, maneuvering around the property.
3 What exists today is pretty much going to remain as
4 what is going to be there in the future.

5 And like I said, it's, you know, we don't
6 perceive there to be a parking issue here. It's
7 really just a parking of convenience.

8 And any questions you have, I would be happy
9 to answer.

10 CHAIRWOMAN HAMMES: Okay, is that it for you
11 guys?

12 MR. BOYLE: I would just add to that, is when
13 you look at how the corner is shaped, and the
14 visual, how everybody talked about the intersection
15 and safety and whatnot. We have already done,
16 looked at how that section clears out.

17 Here is the site plan. So when you are
18 turning here, the idea was to make sure that it was
19 a clear sight line here. A lot of people talked
20 about we should put trees and all that stuff there,
21 but listening to the community was more about the
22 visual, being able to see the corner for safety
23 purposes.

24 On the fire issue, we have actually already
25 run, you'll see in our engineering study, there is a

1 drawing in there that actually shows the truck and
2 how it can make all of the turns that is needed to
3 service the area. So we did look at that already
4 last year.

5 Those are two other things I wanted to
6 highlight to the community.

7 I would like to reiterate that the proposed
8 inn, along with Sound View and Harbor Front, are
9 year-round businesses. We bring tourists and
10 customers to the Village restaurants, retail shops,
11 galleries, events and businesses 365 days a year. We
12 are and will continue to be an extension of the
13 Village's marketing.

14 We utilize the public calendar, e-mail
15 blasts, digital and other forms of marketing, full
16 and part-time sales people to bring visitors to the
17 Village every day.

18 We listened and put what we learned into
19 action. Our proposed inn is a pure reflection of
20 the clear direction set by the Village leadership,
21 and we are excited to take the next steps, as we
22 want to continue to support and promote a year-round
23 economy.

24 Feedback from the BID, the business community
25 in general has been overwhelmingly in support of our

1 new inn. The core business owners and the operators
2 know we will create and will continue to be a
3 complementary business to theirs. We bring shoppers
4 to their shops, filling their seats in their
5 restaurants and bars, visitors to their galleries,
6 bookstores, barbershops, clothing, ice cream
7 parlors, and all the other places in our Village,
8 the character that we all know.

9 A healthy business community can only provide
10 more financial support for Greenport in a cozy
11 destination.

12 Our ask: Our ask is simple. We hope our
13 approach reflects our desire to move our new inn to
14 reality as quickly as possible.

15 Frankly, there was much strategic talk and
16 decision-making before we made our submission, and I
17 kind of say that strategically, because there was a
18 lot of talk about it, of, you know, we should submit
19 a 22 to 25-room inn, and negotiate down, and all
20 that good stuff. And frankly, Eric and I looked at
21 each other and we said, you know, that's not, that
22 would be completely tone deaf to everything we just
23 spent in this summer, and we decided that is
24 contrary to what we believe is the right building
25 for that location in our Village.

1 We have submitted a thoughtful, fitting
2 design for the new inn at 200 Main Street in
3 Greenport. We ask to move the process into action
4 much like we did, and build the newest economic
5 engine in our downtown.

6 We recognize there is a need to be respectful
7 of the process. We understand that. But with the
8 past extensive dialogue and thought over the past
9 year, we don't want process to stand in the way of
10 progress.

11 I think we can all agree this is an
12 overwhelming positive for the Village of Greenport.
13 Thank you.

14 CHAIRWOMAN HAMMES: Thank you, very much.
15 Okay, at this time I'll open it up to the Board for
16 questions and items for consideration.

17 This time I'm going to mix it up. We'll go in
18 reverse alphabetical order. So that means, Frances,
19 you get to go first.

20 MEMBER WALTON: All right. Well, let me just
21 start by saying, that I come from an economic
22 development background and appreciate the importance
23 of balancing economic wellbeing with the needs of
24 the residents of the community. So we have to weigh
25 all of the impacts both from a positive standpoint,

1 you referenced comments from the BID about the
2 importance of supporting the local community. I have
3 been out here since 1989 -- I was here when I was
4 younger as well, but bought my house in the Village
5 in 1989 and I have seen the Village go through a
6 lot. So I very much appreciate the importance of
7 having a viable economic base in the community.

8 So we have to weigh those considerations
9 along with the impact on the residents of the
10 community. I live not too far from the proposed
11 site, so I have my own personal concerns in terms of
12 congestion in the neighborhood.

13 Even though your study says parking is not an
14 issue, I personally believe that it is an issue. I
15 live on Central Avenue, and we usually in most peak
16 periods of time, or off-peak if there is a long
17 shoulder in this community, are not able to park on
18 my own street unless somebody has pulled into the
19 driveway.

20 So I'm not sure I fully appreciate how a
21 study can say there is no parking issue. I support
22 walking in the Village. I think that is a very,
23 it's a great thing and I wish people would do more
24 of it. But many people have to get into the Village
25 to walk, and now you are creating -- so we already

1 have an over -- a parking challenge from that
2 perspective, and now we are adding a lot more
3 parking to that in that Historic District.

4 So I want to understand better why. And we
5 have the study here. So perhaps the answers will be
6 in there. But I want to understand better how there
7 could not be a parking issue that is exacerbated
8 here.

9 Let me just -- because related to that issue,
10 it's not just about parking. Um, it's about the
11 congestion in that particular intersection. And this
12 is something that is already a very difficult
13 intersection. If you are coming along Front Street
14 and trying to move on to north Front, it's a very
15 awkward intersection because it's off centered --

16 MR. BOYLE: Offset, I get it.

17 MEMBER WALTON: Yes. And traffic coming from
18 lots of different directions, the stop sign is well
19 ahead from where you can actually see the traffic,
20 because you've got pedestrians. It's a very
21 difficult intersection.

22 So any kind of density of use increase in
23 that particular intersection is of concern.

24 So it's not just about parking, it's about
25 traffic congestion in that area. So that is one of

1 the concerns, or several of the concerns.

2 And if you wanted to say something about that
3 specifically, but I have other thoughts. So I don't
4 know if you want to --

5 MR. DOYLE: Go ahead, I guess. It's up to you.
6 You tell us what you want.

7 MEMBER WALTON: Well, I think that this is
8 probably a concern of other peoples as well,
9 including maybe the public's. So if you maybe
10 wanted to address it.

11 MR. AYLWARD: Sure. We agree with you there is
12 a parking problem in this area, right? What we are
13 seeing is there is parking, sufficient parking in
14 the Village as a whole. And we are finding, and what
15 we believe is the solution to this problem, because
16 we are only providing three parking spaces onsite,
17 is to direct the customer, to direct the folks that
18 are going to be staying here, to the railroad
19 parking lot.

20 CHAIRWOMAN HAMMES: How are you going to
21 enforce that?

22 MR. AYLWARD: Well, that's the thing. That's
23 something we'll have to work through. Right?

24 My kids play volleyball. Unfortunately they
25 play in all these different conference centers; so

1 it's New Orleans, it's D.C., it's Philly, it's
2 Richmond. It's the heart of the city. And we have to
3 park four blocks away, right? So what a lot of folks
4 do, I refuse to do it, I walk with my daughter and
5 son. A lot of people Uber, they'll park their car,
6 call an Uber, get an Uber and then go back to the
7 hotel. That's how.

8 So that is what we are anticipating, a system
9 something like that where we'll direct everybody to
10 go to the train station, because the train has
11 sufficient parking. There is also parking in the
12 northwest. So we'll direct people to reach out, get
13 a ride back. Or even if it's a shuttle that is
14 associated with the hotel.

15 MR. BOYLE: That's our part.

16 MR. AYLWARD: That also helps with the whole
17 congestion thing. It keeps the guests from coming
18 and driving around the property. It keeps them kind
19 of at the ends. And it brings one vehicle in at a
20 time.

21 CHAIRWOMAN HAMMES: So you'll run a shuttle?

22 MR. AYLWARD: That's what we are working
23 through.

24 CHAIRWOMAN HAMMES: But that's one employee
25 right there, right?

1 MR. AYLWARD: It would be an outside agency.
2 That's how we viewed it.

3 CHAIRWOMAN HAMMES: Okay. You can go on.

4 MEMBER WALTON: All right. So related to the
5 issue of congestion in that area, the density of the
6 project, while I appreciate, very much appreciate
7 the fact that you have brought that down, it still
8 is a massive project, from my perspective, at that
9 particular location.

10 The lot coverage variance that you are
11 looking for is, you know, is certainly evidence of,
12 in part of that. So that density and the amount of
13 land coverage that is taken up by the structure
14 itself is related to issues of access and egress,
15 fire and safety.

16 I would be very interested in understanding
17 what your plan is for, and I think Tricia mentioned
18 this, in some of the comments from our consultant,
19 but, you know, the study, understanding how you plan
20 to deal with refuse, and didn't see that. And it
21 may be addressed somewhere, but -- yes?

22 MR. BOYLE: What we submit, we have a plan on
23 that. I don't know if we actually put it in this.
24 We did it for the last application. But listening
25 to this, we need to update it, and we'll do that.

1 MEMBER WALTON: Okay, because there is not a
2 lot of room back there, if you've got three parking
3 spaces and people are checking in, and wondering how
4 that could not impact your neighbor, and how that
5 would be handled. You know, emergency use. Emergency
6 vehicle access is related to all of what we were
7 just talking about.

8 I would love to understand what your plans
9 are for the storefront gallery, I think it's
10 described as.

11 MR. BOYLE: I'll say that it's going to be
12 part of the retail of what we had to meet to meet
13 the code. Some of our thoughts are is maybe we
14 continue with the SOP who is taking our space down
15 there currently. Maybe it's something of other
16 artists. We do that at Sound View already, so our
17 thought would be to expand that to here and bring
18 some of those artists and some of those types of
19 folks to our gallery here at 200 Main Street.

20 MEMBER WALTON: So retail and/or gallery
21 space, is that the plan?

22 MR. BOYLE: That's correct, yes.

23 MEMBER WALTON: And also wanted to, again,
24 relative to the size of the structure itself, just
25 comment or remark on the nature and character of the

1 building in keeping with the historic village. I
2 understand your presentation and how you, explained
3 how you were addressing that. But it is still a very
4 massive structure for the location and the nature of
5 the Village in that central point in the Village.

6 MR. BOYLE: Okay.

7 MEMBER WALTON: We also already mentioned the
8 fact that we need to understand better the tie to,
9 the reference to the tie to other properties and
10 operations in the Village and how that would work.

11 MR. BOYLE: Okay.

12 MEMBER WALTON: So, I'll stop there in the
13 interest of time.

14 CHAIRWOMAN HAMMES: Anything else you want to
15 say?

16 MEMBER WALTON: (Negative nod).

17 CHAIRWOMAN HAMMES: Okay, I'll turn it over to
18 Elizabeth.

19 MEMBER TALERMAN: Okay. I'm not sure there are
20 net new points. I want to share with you and echo
21 some of the concerns that Frances shared.

22 My first concern is that 58% lot coverage
23 does feel large for this area, especially given the
24 density here, both in terms of foot traffic, in
25 terms of car traffic, and just the size of the

1 building that you are proposing.

2 The traffic study, if I heard you right, and
3 I double-checked this on my phone just now, was done
4 July 18th and 19th; is that correct?

5 MR. AYLWARD: July 8th and 9th.

6 MEMBER TALERMAN: 8th and 9th. Okay, let me
7 just look at that to see if my question is the same.

8 So that was conducted over a weekend?

9 MR. AYLWARD: Friday and Saturday.

10 MEMBER TALERMAN: Okay.

11 CHAIRWOMAN HAMMES: And my birthday no less.

12 MEMBER TALERMAN: There we go. Well, all the
13 better. I appreciate that. When I saw the 18th, for
14 some reason I thought it was the 18th and 19th, and
15 I thought, that's mid-week. That's not the same
16 right there. But thank you, for that.

17 I should have started by saying, Mark, I
18 really appreciate how often I have seen you at these
19 meetings, how engaged you have been over the last
20 year, because I know the start of this felt
21 contentious, and I think working together is so
22 important. And that's the spirit in which I share my
23 comments.

24 I am concerned and thank you for addressing
25 that you will address both loading in and out of

1 commercial goods, dumpster trash, recycling removal.
2 We can't see it and it doesn't seem viable, so
3 please do address that.

4 MR. BOYLE: Fair enough.

5 MEMBER TALERMAN: Now, I didn't read all the
6 pages of the traffic study --

7 MR. BOYLE: 272 pages.

8 MEMBER TALERMAN: Thank you, I'm excited by
9 that. I did read the summary. And the summary
10 certainly went into addressing parking.

11 I'm more concerned with Carpenter Street and
12 fire and safety. Carpenter Street and when
13 commercial vehicles are coming in to load or trucks
14 are coming in to remove recycling, and the residents
15 and the effect of the residents in that area.

16 I do understand you are at waterfront
17 commercial and retail commercial at that
18 intersection, but there are people that live there,
19 and that should be addressed, because it is of
20 concern, the safety, especially on a really narrow
21 road. I walk that road to get home when I'm leaving
22 something like this, or leaving town, and I have to
23 get on to a sidewalk that is about this big.

24 (Indicating).

25 The last thing I'll say is I know that you'll

1 be working with the Historic Preservation Committee.

2 MR. BOYLE: Yes.

3 MEMBER TALERMAN: And I appreciate that. I
4 appreciate that you are trying to marry the
5 Victorian nature of the town and the shipyard and
6 the working waterfront, and I absolutely defer to
7 their good judgment when it comes to the esthetics.
8 And I'm sure you'll have a robust discussion about
9 that. And those are all my comments.

10 MR. BOYLE: Those are all great comments. I
11 appreciate it. And believe it or not, we have had a
12 lot of debate on how to separate the front from the
13 back, keep the waterfront, but keep the character.
14 We've tried to do it, so. Yup.

15 CHAIRWOMAN HAMMES: Okay. I had a lot of stuff
16 written down here. I'm not going to read it all
17 because it's the same points that we've already
18 raised. I mean, I appreciate a lot of the changes
19 that you made, and I recognize that they are
20 responsive. I, like Elizabeth, appreciate the fact
21 you've come to the meetings and been listening to
22 the community.

23 I'm still concerned about the safety
24 elements. I view that intersection, as I've said in
25 prior meetings, as one of the busiest, most hectic

1 intersections in the community. I live a couple of
2 blocks away, but I'm down there a lot, at all times
3 of the year, and I constantly see near fender
4 benders, people almost getting hit, people in the
5 summertime not being able to cross the street, cars
6 not being able to turn.

7 I understand what the traffic study says to
8 some extent. Some of that analysis maybe needs to be
9 tweaked given the change of what you are going to be
10 doing, where you are moving from before.

11 I think we've started to talk to our
12 consultant about getting back to you with some
13 feedback on some things that may need to be dealt
14 with in the traffic study to deal with the change
15 and scope, and also we'll get back to you as soon as
16 possible. We don't want to delay this process any
17 more. We recognize you have been in it for a while,
18 and patient. And so we'll work as quickly as we can
19 and expeditiously as we can.

20 But I can't, you know, look, on the parking
21 thing, different people have different views about
22 whether or not we have enough parking and whether or
23 not we don't have enough parking. What I can tell
24 you, I don't live on Central and Bay, but I have a
25 lot of friends that do, and I can tell you if I

1 lived on those street I would shoot myself in the
2 summertime because of the amount of commercial
3 parking on there. And people can't find places to
4 park.

5 So I have some real concerns about, you know,
6 without even getting into whether I think it's
7 appropriate for the use of the train station lot for
8 this, I don't see any way to police that. Because if
9 I am coming from somewhere, even if you tell me to
10 park there, you are not going to know where I park
11 my car. I'll park it at the place most convenient
12 for me.

13 So I think we should all call a spade a spade
14 and say -- that's probably not the right term in
15 this day and age. I'm sorry. But, you know, say, you
16 know, there will be overflow in the residential area
17 if you are not providing the parking, right? So that
18 is something this Board has to take into account.

19 But again, my bigger focus has always been on
20 the safety elements, first of all in terms of
21 pedestrian and traffic at that intersection, as well
22 as the availability for emergency vehicles to get in
23 and out. And so those are things that we'll have to
24 drill down. I think when we discontinued this
25 process last time, we were in the process of

1 directing the Village to get input from the Fire
2 Department on that. We'll have to get that. We are
3 going to have to have those conversations. We are
4 going to have to talk to the businesses that are in
5 the back there to make sure that this is not going
6 to affect their ability to move boats in and out of
7 the shipyard and that type of thing. So those are
8 all things we are all going to have to work really
9 hard to sort out.

10 I think, you know, again, I think the move to
11 the check-in area in the back is helpful to some
12 extent, as I had said in prior meetings, I have this
13 view of people pulling up at the blinking light and
14 being like, oh, my God, what do I do now. But it
15 still that means you'll have a lot going on in the
16 back of the building.

17 So again, we'll have to sort that out, we'll
18 need input from the surrounding businesses and fire
19 and such on that.

20 Architecture, I appreciate, again, I know you
21 put a lot of time and effort into both the prior
22 proposal on this. I would really, like I did the
23 last applicant, and this is more relevant to you
24 because you do need HPC approval. I think if you go
25 and ask Jane Ratsey-Williams, who is the Chair of

1 the HPC, who says they are happy to have people come
2 in for an early discussion. I would really counsel
3 you before we go too far down the route with these
4 plans, that you go in and try to get on their
5 schedule in January, if possible, and just get some
6 preliminary feedback from them, if they are willing
7 to do that.

8 MR. BOYLE: I didn't know we were allowed to
9 do that. That's great. If we can do that, that's a
10 great suggestion.

11 CHAIRWOMAN HAMMES: I would really like,
12 because what I don't want to be is in a position
13 where you file your full application and then we
14 refer it to HPC and they come back and say -- I have
15 to say, just my issues, the slope for the front is a
16 clash to me. I understand why you did it. They may
17 have some better ideas on how to address all this.

18 As Elizabeth said, we are going to defer to
19 them on the esthetics, but I think the sooner those
20 conversations take place, the better. And.

21 MR. NOONE: Mark, I can facilitate that for
22 you.

23 MR. BOYLE: Thank you. You knew I was going
24 to ask. Thank you.

25 CHAIRWOMAN HAMMES: And then my final point

1 was just, I know there has been a lot of work done
2 on the traffic study, I had a conversation with the
3 consultant today about this. We think that probably
4 the data is there but there is going to have to be
5 some more analysis based on some of the changes with
6 the project, and we'll work with them as quickly as
7 possible to start working through that and getting
8 our arms around that and identifying any concerns or
9 issues.

10 I think that that is all I have right now. So
11 I guess with that I will turn it over to Dan. Right?

12 MEMBER CREEDON: Yes. So I only have a couple
13 of points, and, like last time, most of the things
14 that I was thinking have been addressed.

15 I'm also concerned about emergency access and
16 truck traffic in and out of the shipyard, and large
17 boats and so on. So I'm looking forward to a
18 third-party professional determination rather than
19 one that you provided, which I suppose might be in
20 there.

21 I appreciate that there is a sidewalk in
22 there. I don't live over there but I frequently walk
23 over there a couple times a week, and there is no
24 sidewalk on that side right now, and the one on the
25 other side only goes from half the distance. So I

1 think that that is an important addition,
2 particularly if you are going to have all that foot
3 traffic, people going to the restaurants and shops
4 that you anticipate, back to their room.

5 About the Historic District, I can't help but
6 note, and people have said as much to me, that the
7 hotel portion is reminiscent of the district that
8 it's adjacent to rather than the one that it's in.
9 And it is, I don't know what the right word for it
10 is, blocking, I mean, it really stands out. And we
11 had this conversation with the other hotel, with the
12 Victorian appearance, and I think that that is
13 something that will be discussed further, and I'm
14 sure you'll have that discussion with the Historic
15 committee.

16 And my last point is that those three spaces
17 in the back, I would anticipate with 18 full rooms
18 and one employee, which is still one employee, but
19 it's what you say, that those three spaces are going
20 to be occupied almost all the time. And when people
21 come to unload, drop off, check in, they're going to
22 double park there. And they are not going to stay
23 there, but they'll be there five or ten minutes, a
24 whole bunch of them, and then they'll drive off and
25 park wherever you tell them to, and walk back.

1 But in the meantime while they are there, I
2 think you might be restricting access, the kind of
3 access we are talking about, emergency vehicles, and
4 there will be no driver in the car, and that person
5 will be inside in the building. So I'm concerned
6 about that.

7 MR. BOYLE: Okay.

8 MEMBER CREEDON: And that's all I have. Thank
9 you.

10 MEMBER BUCHANAN: I will echo the sentiments
11 that have pretty much already been said here. I
12 really do appreciate all of the updates and changes
13 to get this application to where you've gotten it
14 to.

15 Again, it always goes back to safety. And for
16 me, there was several weeks ago we had two calls,
17 within 24 hours, to this location, for a night
18 alarm, and at one point there was a car that was
19 double parked on the side, on East Front Street, and
20 it did make it challenging, this was after we were
21 there. You know, but we couldn't get out to make
22 the turn back on.

23 And there is also, I think, you know,
24 Elizabeth can speak to this better than me, but the
25 ways to just sort of get to that area already, one

1 of the ways we get through is to drive the fire
2 truck through the former bank where the medical
3 center is and things like that, just based on, you
4 know, how tricky it is to navigate that.

5 So it really is an interesting location, from
6 that perspective. And, you know, we really have to
7 be careful of that. And I think that when I look at
8 the rendering and I see these, they look like
9 sliding doors, French doors, I don't know if those
10 open -- okay, that's great.

11 The other thing I would love to see, in the
12 same way you've shown the elevation from the west
13 and the south, I would like to see the east as well.
14 Like what that looks like. And maybe a little bit
15 more defined as to how access and egress works.

16 Because I think, too, what has already been
17 brought up here, is with the deliveries, with any
18 sort of first responders that have to get back in
19 there, it would just be really helpful to understand
20 how that all functions.

21 But again, I really want to thank you for the
22 amount of effort that went into updating this, and
23 that you listened to a lot of those changes. So,
24 thank you.

25 MR. BOYLE: You're welcome. I would just add

1 to that, is that the fire engine and the safety has
2 come up a number of times here. We'll provide it
3 again to you, but we've run an analysis of taking
4 our fire truck and making sure there is complete
5 access around it.

6 I think I was told by somebody here that the
7 new truck actually turns with the back wheels, and
8 this is no problem. That's what I've been told.
9 That's what I have been told is that there is
10 absolutely no fire access here, and we also, Matt
11 and his team, has also done a drawing to show it. So
12 I do want to put that out there, that we believe we
13 have taken care of that.

14 CHAIRWOMAN HAMMES: And that's all entirely
15 plausible. The consultant has given us some
16 preliminary thoughts, but they're just ramping back
17 up on this, and as I said, we undertake to work as
18 speedily as possible to get back to you and to
19 exchange information and try to move this along. But
20 there is going to be some stuff that we've got to
21 work through.

22 MR. BOYLE: Is it appropriate for me to ask
23 that? How quickly can we get your response back so
24 we can start the digesting going on --

25 CHAIRWOMAN HAMMES: I have no way to answer

1 that. I have to talk to the consultant again. We
2 are going to need that written narrative from you as
3 well, so, I mentioned that at the beginning.

4 MR. BOYLE: Is that something I can call you
5 about, to make sure I got all the points? Because
6 we thought we hit them pretty well. But have I
7 missed something or we need to highlight it?

8 CHAIRWOMAN HAMMES: Brian, I mean, you could.
9 But I mean, it's literally if you go to the code --
10 you did address 150-9 which is the conditional use
11 for a hotel. But if you go to 150-29A and B, that's
12 our review considerations.

13 MR. BOYLE: Is that the eight and nine points
14 or is that the 17 point one?

15 CHAIRWOMAN HAMMES: Well, there's two of them.
16 It's 150-29A has I think eight points. And B has
17 three points, but then the site plan approval, which
18 we are also going to need to cover off, has a bunch
19 of review criteria, although there are some that
20 overlap and are repetitive.

21 But what would be helpful for us is, you
22 know, bullet point, public health, safety and
23 welfare, and comfort and convenience in order of the
24 Village in general, the residence of the immediate
25 neighborhood in particular will not be adversely

1 affected in any material respect by the proposed
2 conditional use in this location.

3 So we are going to have to vote and make that
4 finding when we do this. So you have that and you
5 say these are the bullet point reasons why this is
6 an issue or why this is not an issue, for each of
7 those that are set forth in 150-29A and B, and
8 150-30A and B for the site plan approval.

9 And then as I said, you should look at the
10 community impact report definition in the code,
11 because while that is not required for
12 pre-submission, a full community impact report will
13 be required for the full application, and the more
14 information that you can provide up front on that,
15 the better our report back to you will be.

16 MR. BOYLE: Okay. And during this process is,
17 Michael, who should I contact if I do have
18 questions?

19 CHAIRWOMAN HAMMES: Contact Mike and he'll
20 figure out whether I'm the person or Brian and I are
21 the person, or LK maybe needs to talk to the
22 consultant. But I think that that is probably the
23 best way to do it, if that works for you.

24 MR. BOYLE: Fair enough. I'll do that.

25 CHAIRWOMAN HAMMES: Okay, so I guess we are

1 going to open it up to the public now, unless you
2 have anything else. I suspect you may be back up
3 here before this is over.

4 MR. BOYLE: We are good. Thank you.

5 CHAIRWOMAN HAMMES: Okay, so we'll open this
6 up now to public comment. Please come up.

7 MR. HAMILTON, JR.: Thank you. My name is
8 Robert Hamilton. I live on Main Street. I was born
9 here also.

10 I have real concerns about this development.
11 First thing I'm going to bring up is my concerns for
12 the Fire Department. Like I said before, I'm chief
13 driver of one of the trucks, ex-captain. I'm on the
14 Fire Police. I'm also a warden.

15 I don't know who was spoken to and said that
16 there was no problem getting the new hook and ladder
17 around the corner. There's a problem getting five
18 vehicles anywhere in the Village, because of narrow
19 roads and illegal parking.

20 I don't know if the study, I wish I had a
21 copy of it to look at it, but the study was done
22 with the Carpenter Street and East Front Street
23 intersection the way it is now, that corner, cuts
24 across probably five or six feet of their property.

25 Their property extends into almost the middle

1 of the road. So if they use the rest of that
2 property, tractor trailers will not be able to get
3 around the corner. Large delivery trucks will not
4 get around the corner. Fire vehicles will not get
5 around the corner.

6 I'm not sure exactly where the marker is for
7 the property line, but I've seen it in the past and
8 it was definitely in one lane of the road. So that
9 is my biggest concern about that site being
10 developed, is safety.

11 We have a lot of people visiting in the
12 summertime who don't pay attention to the no-parking
13 signs. They don't pay attention to anything. They
14 park wherever they feel like it. They park next to
15 hydrants, double park in the middle of the road.
16 I've even had them park in my driveway. I live on
17 Main Street.

18 If you think there is no parking problem in
19 this Village, try living here for a year. It's a
20 nightmare in the summertime.

21 Another thing about safety. You say you guys
22 own Sound View and Harbor Front. We have so many
23 false alarms at Harbor Front Inn that most of the
24 guys don't even show up at the firehouse because
25 they are getting tired at showing up for false

1 alarms. One day it's going to be a real one, hardly
2 anybody will show up.

3 Something has to be done. I hope you don't
4 put the same alarm system, if you get to build this
5 hotel, because Harbor Front is a pain. Constantly.
6 When somebody takes a shower, the fire alarm goes
7 off.

8 And when your customers come to get in their
9 room, they're going to want to bring their baggage,
10 they're going to park where they are not supposed
11 to. I know they will. Everybody does.

12 They're going to double park if they have to.
13 Maybe they'll move the car later. But it's going to
14 cause more congestion.

15 When we have an alarm, say at Claudio's or
16 down near the waterfront, it's very difficult for
17 the ambulance, as Dan knows, he drives one, and I
18 drive the fire truck, to get there, to, and, at the
19 scene of an emergency, because nobody wants to get
20 out of the way.

21 So I just have a lot of concerns. And my
22 last concern is I work out of the shipyard. I'm a
23 commercial fisherman. There's tractor trailers going
24 in and out, bringing supplies, there's large trucks
25 coming in and out. Sometimes there's boats delivered

1 on tractor trailers.

2 If your proposal, the way I saw it, goes
3 through, none of them will be able to get into the
4 shipyard. And coming south on Carpenter Street, will
5 be totally impossible to make the turn.

6 So East Front Street is the only access
7 tractor trailers have to get into the shipyard,
8 which has been there for well over 100 years.

9 I think a new business should not impact
10 businesses who have already been there, and not
11 impact safety of the Village residents or their
12 customers.

13 Personally, and this is all my own, this has
14 nothing to do with the Fire Department. Personally,
15 I think you picked the worst spot in the Village of
16 Greenport ever to try to put a hotel. It's the most
17 congested corner that the whole Village has.

18 Thank you.

19 CHAIRWOMAN HAMMES: Thank you, Mr. Hamilton.

20 MS. HEANEY: Susan Heaney, 506 Carpenter
21 Street.

22 Yes, there is a parking problem. We've had
23 our driveway blocked. In the house on each side of
24 us, there are seven cars. The residents have seven
25 cars. And people are not going to come necessarily

1 with one car. And just tonight we have heard two
2 lovely plans, both expecting to take public parking
3 spots for their for-profit customers. There will be
4 no parking at the railroad if just these two
5 projects take the spots that they need.

6 And what about the day trippers? What about
7 all of these people? So I think that it has to be
8 re-assessed. I'm sure your engineers did a great
9 job, but as was said before, try living here for a
10 year if you really want to know what it feels like.

11 And the design, I'll defer to Historic
12 Preservation, but it is massive. It is massive. It
13 may back on to what you see as a shipyard. It is a
14 residential street. Which by the way is, by true
15 definition, not a two lane, it's a lane-and-a-half.
16 And the only reason anyone can get through is
17 because there are sections that say "no parking."
18 Very often disregarded. But there are sides, such
19 as where my friend lives, that says "no parking."
20 But people park there anyway.

21 And I was one of the group that for more
22 years than you guys want to hear about, led a
23 neighborhood association that guided the 123
24 Stirling Project, and let me tell you, if it had
25 gone through as projected, over those years, we

1 would have something that looked like a prison, that
2 maximized usage, would have prevented any and all
3 Fire Department access, and would have taken over
4 the street.

5 You may not think what is there is perfect,
6 but it's better than what was there. And I would
7 just counsel continued cooperation. This is a
8 building on steroids. This is not appropriate in
9 size or scale, and the parking will be devastating.
10 So I truly counsel.

11 And I say also, we talk traffic, don't forget
12 foot traffic. We walk this corner constantly. And
13 when you come across Carpenter Street, and you are
14 making that right, we always walk on the far side,
15 because if we are walking on the side closer to Main
16 Street, we will be hit by any car making that left
17 because they can't see you.

18 And there are people have been killed at that
19 corner, you may recall. They don't follow where the
20 crosswalks are. It is, and I agree, the single
21 worst place in the entire Village of Greenport for a
22 high density, high usage, high-population project.

23 CHAIRWOMAN HAMMES: Next?

24 MS. MUNDUS: Pat Mundus, 182 Sterling Street.
25 It's interesting that out-of-town traffic studies

1 always seem to think that the whole Village is Main
2 Street and Front Street. But Carpenter Street,
3 there's a lot of tractor trailer trucks coming and
4 going from there, anybody who lives here understands
5 what it's like when delivery trucks are there,
6 sometimes three or four delivery trucks at the same
7 time. They hold up the traffic. The only way to get
8 around is to drive on the opposite side. It is a
9 lane-and-a-half.

10 And then if you have been there when a
11 50-footer comes or goes from the shipyard, sometimes
12 they even have to take the wires down to get the
13 trailer through that intersection.

14 It's, the back, idea of having the lobby on
15 the back there is, needs to be a studied very
16 carefully and, um, I don't think there are any
17 delivery trucks or shipyard deliveries on July 7th
18 or 8th, Friday and Saturday. The shipyard is closed
19 on Saturdays.

20 So I would just be very careful and take a
21 good look at Carpenter Street, what goes on back
22 there. It is commercial waterfront.

23 CHAIRWOMAN HAMMES: Thank you. Anyone else?

24 MS. DONOVAN: Suzanne Donovan, and I live at
25 300 4th Street. I want to say, again, I do

1 appreciate the time and effort that has been put
2 into revisioning this plan, and it sounds like you
3 really have listened since 2022.

4 But I also have some serious questions and
5 concerns around developing this property into a
6 hotel. Period.

7 They revolve around parking and congestion,
8 which I won't go into in much detail since so many
9 people have spoken about it. But what I feel is an
10 incompatible use of the property, based on how close
11 it is to the Greenport Yacht and Ship Building
12 Company. And I would suggest our Village's
13 concurrent strong commitment to maintain and enhance
14 our working waterfront.

15 We are fortunate to have Long Island Railroad
16 and the Hampton Jitney, and really helping to make
17 this a walkable town.

18 But the majority of our visitors and tourists
19 coming into Greenport travel by private vehicle. Not
20 only to come in and out, but to get around. To get
21 to the wineries and the restaurants and do all the
22 fun things that we have happening in the area.

23 So realistically, how many of the new guests
24 would actually use public transportation to get to
25 the hotel. I think if we had any idea of how many

1 current guests at our existing hotels, BNBS and
2 short-term rental properties in Greenport are
3 actually registering without vehicles, it would be a
4 great data point for us to consider going forward.

5 If you look at, and I really appreciate that
6 this would be a year-round business, but if you look
7 at industry news sources, they qualify ours and
8 categorize it as a highly seasonal market. We all
9 know that. That is our life experience. It
10 basically means quarters two and three have the
11 greatest volume of people coming in and out.

12 However, that is also the time when the
13 shipyard has its greatest amount of business coming
14 in and out of that area.

15 So finally I guess I would say that building
16 a new hotel at Main and Carpenter doesn't seem to
17 line up very well with the stated purposes in our
18 newly revised zoning code: Preventing and reducing
19 traffic congestion, sustaining and preserving the
20 waterfront and ensuring a viable working waterfront
21 and water-dependant uses.

22 There is just a handful of parcels left that
23 we can find in the Village that would be developed
24 on or near our waterfront, and I think if we are
25 serious about maintaining Greenport as a working

1 waterfront economy, we should frame our decisions so
2 that this value is really top of mind. Thank you.

3 MR. CLARKE: My name is Steve Clarke, I live
4 at 139 4th Street. I worked on two fish boats out of
5 Greenport in 1959, and came to Greenport as manager
6 and later owner of Greenport Yacht & Shipbuilding in
7 1970.

8 The shipyard is at 201 Carpenter Street. Part
9 of my boatyard property fronts on East Front Street
10 across from the 200 Main Street property, and part
11 of my property fronts on Carpenter Street, also
12 across the street from 200 Main Street.

13 I'm not addressing any of the problems
14 related to the proposed hotel or retail use of the
15 property. I'll leave that up to others.

16 I wish to address just two things. First -- I
17 hate to repeat all this, but I think it bears
18 repeating. First, that parking for hotel guests and
19 employees will be limited to three spaces for 21
20 required. Some residents of our Village say that we
21 have no parking problem, simply because,
22 effectively, we have no parking.

23 I know that in the last two summers, just in
24 the last two summers, cars have parked on both sides
25 of the street, all the way down to the end, the

1 south end of 4th Street where I live. They are not
2 going swimming there. They just don't have places to
3 park, or feel they don't have places to park.

4 I'm not going to try to question the
5 engineers. I'm sure they have their way of doing
6 it, but I would suggest perhaps that they make more
7 than just one visit to the Village, and not even at
8 real high-density times.

9 The Village of Greenport seems to be popular
10 now for a lot of people out of town for a good part
11 of the year now. And I have no objection to that at
12 all.

13 Second, I wish to address the problem, really
14 a much more important problem. The problem of
15 traffic on Carpenter and East Front streets.

16 At the present time I think it's difficult
17 for Fire Department trucks to make the turn around
18 the corner of East Front and Carpenter. I don't
19 really think that underneath this latest sketch or
20 blueprint, I don't thing think they can make it.
21 I'll leave that up to the Fire Department to prove
22 it.

23 I know that it's difficult to make the turn
24 from either East Front or Carpenter into my boatyard
25 property for tractor trailers delivering paint or

1 pilings or bulkhead materials or boats. Many times
2 we have boats on trailers, and this is actually a
3 full-time deal.

4 We have, in January, I've got a friend of
5 mine bringing a boat in here which we pick up with a
6 50-ton traveler, that goes on a trailer, and it goes
7 home and then it comes back in February. And it's
8 not a small boat. It's an ocean tugboat, just barely
9 able to deal with it with my equipment at the yard.

10 East Front, I don't like to think that if the
11 property at 200 Main Street is constructed as
12 anticipated that I'll have to remove a boatyard
13 fence section, the street curbs and ask the Village
14 to relocate a power pole to be able to enter or
15 leave the boatyard property.

16 Both roads, Carpenter and East Front, are
17 narrow to begin with. East Front Street is
18 considered a two-way street, but with cars parked
19 where they are marked on the south side of the
20 street, or with delivery trucks, or with a police
21 officer parked there, it's definitely no longer, at
22 any time of year, a two-way street.

23 You can imagine since 1970, I have been on
24 East Carpenter, East Front Street and Carpenter
25 Street a few times, and over the years it's been a

1 problem.

2 As proposed, the problem just, I think really
3 becomes not possible to deal with unless I modify my
4 own property. To me, traffic on these two streets
5 and the corner where they meet is a safety issue,
6 much more than an inconvenience. It's certainly an
7 inconvenience, but the biggest problem of all is
8 safety. I mean, I run a boat repair yard. I don't
9 even know how many boats are there. But every one of
10 them has something that will burn: Gasoline,
11 diesel, fuel, propane.

12 The fact that a Fire Department truck might
13 have trouble getting to the boatyard is literally a
14 constantly recurring nightmare. Fire and hurricanes
15 are the only two things that really bother me. Can't
16 do a thing about the hurricane, but fire and the
17 ability for a fire truck to get to the yard, and
18 this has happened, by the way, is just, literally is
19 there in spades.

20 It's something that to me can't be negotiated
21 around. You can either get Fire Department trucks
22 and tractor trailers from Carpenter Street and from
23 East Main Street back and forth or you can't. It's
24 not the kind of thing you negotiate.

25 It's, if the building, if the building as

1 proposed is put in place, I think that these things
2 will just not happen.

3 To approve the plan as proposed changes the
4 Historic District -- the Historic District -- where
5 this is -- and changes, literally changes the
6 operation of my boatyard. Thank you.

7 CHAIRWOMAN HAMMES: So we are at past an hour
8 on this application at this point. Can I just ask
9 for a show of hands of how many more people who
10 would like to speak.

11 (Audience members' hands are raised).

12 Okay, I think we are going to hold this open
13 and schedule it for January 5th for further public
14 comment at this time. I apologize, but there is
15 enough people and there are some letters that are
16 going to have to be read into the record.

17 So we'll put this on for the January 5th
18 meeting for public comment period only, and
19 obviously if you have something you want to respond
20 to at that time, you'll be entitled to do that.

21 Hopefully that works for the audience. I
22 don't want to keep people here too long. I think
23 people's attention span tends to go.

24 So unless you have anything else you want to
25 say in conclusion.

1 MR. STOLAR: If I can note, too, if you can't
2 be here on January 5th, you can always submit it in
3 writing.

4 CHAIRWOMAN HAMMES: Just to be clear, sorry,
5 before everyone rushes out. If you can't make
6 January 5th; one, you can send it to us in writing.
7 Two, the pre-submission will not be closed then. And
8 until we close the pre-submission, you have the
9 opportunity to show up at the future meetings where
10 we'll be having hearings on this and you'll have
11 until ten days after the closing of that hearing,
12 which probably won't be until, well, definitely
13 won't be before January 19th. And it will probably
14 be February to send in written comments. Okay?

15 No further comments? So, thank you, again
16 for coming, and all of your hard work, and we'll be
17 in touch.

18 The next item on the Planning Board is any
19 other Planning Board business that may properly come
20 before this Board.

21 Does anyone on the Board have any other
22 business they wish to discuss this evening?

23 (Board members collectively respond in the
24 negative).

25 Okay, with that, I make a motion to adjourn

1 this meeting. Do I have a second?

2 MEMBER TALERMAN: Second.

3 CHAIRWOMAN HAMMES: All those in favor?

4 (All ayes).

5 CHAIRWOMAN HAMMES: Opposed?

6 (No response).

7 CHAIRWOMAN HAMMES: Motion carries. Thank you,

8 very much, everybody. We appreciate your attending.

9 It's greatly appreciated.

10 (Whereupon at 6:21 p.m., this meeting is

11 concluded).

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

THAT the within transcript is a true record of the proceedings taken on December 15th, 2023.

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

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

Wayne Galante

WAYNE GALANTE