

1 VILLAGE OF GREENPORT  
 2 COUNTY OF SUFFOLK : STATE OF NEW YORK  
 3 -----x  
 4 PLANNING BOARD  
 5 WORK SESSION, PUBLIC HEARING  
 6 &  
 7 REGULAR MEETING  
 8 -----x

9 Station One Firehouse  
 10 Third & South Streets  
 11 Greenport, New York 11944  
 12 January 5, 2024  
 13 4:00 p.m.

15 B E F O R E:

- 16  
 17 PATRICIA HAMMES - CHAIRWOMAN  
 18 DANIEL CREEDON - MEMBER  
 19 FRANCES WALTON - MEMBER (Absent)  
 20 SHAWN BUCHANAN - MEMBER  
 21 ELIZABETH TALERMAN - MEMBER (Absent)

23 ALSO PRESENT:

- 24 MICHAEL NOONE - CLERK TO THE BOARD  
 25

1 (The Meeting was Called to order at 4:01 p.m.)

2 CHAIRPERSON HAMMES: Good afternoon.

3 AUDIENCE MEMBER: Good afternoon.

4 CHAIRPERSON HAMMES: Welcome to the Village of  
5 Greenport Planning Board's meeting for Friday -- am I  
6 too close to this mic?

7 AUDIENCE MEMBER: No.

8 AUDIENCE MEMBER: No, you're good.

9 CHAIRPERSON HAMMES: Okay. January 5th, 2024.  
10 It is 4:01 p.m., and I hereby call this meeting to  
11 order. This meeting is a public meeting. Our agenda  
12 for this afternoon is primarily a continuation of the  
13 opportunity for the public to provide the Planning  
14 Board with comments in respect to the presubmission  
15 application for the development and construction of  
16 a hotel at 200 Main Street.

17 The presubmission hearing in respect of  
18 200 Main Street is still open pending -- we did  
19 receive the additional materials yesterday and we've  
20 not yet had a chance to review them, so it will be  
21 scheduled for -- again for -- in two weeks for a  
22 discussion on those additional materials at that time.

23 Until the presubmission hearing is closed, the  
24 public will have the opportunity up until 10 days  
25 after the closing of the presubmission to provide

1 additional comments or input either in person, at a  
2 meeting, or in writing to this Board, and that input  
3 will be considered by this Board in providing the  
4 written report to the applicant, required under  
5 Section 150-31(B)(5) of the code.

6 As a reminder, if you are speaking today, please  
7 start by slowly and clearly stating your full and  
8 address for the record, as well as to the extent  
9 applicable any affiliation you might have with respect  
10 to the applicants or application.

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

15 The first order of business today is to deal  
16 with minutes, but I understand that Shawn hasn't had a  
17 chance to review them yet, so we won't have a quorum  
18 to vote on that, so we'll have to hold that to the  
19 next meeting.

20 And then the next order of business is a  
21 continuation of the presubmission conference regarding  
22 the application of HF2 Hotel Owner LLC in respect to  
23 the construction of a new hotel at the property  
24 located at 200 Main Street. The property is located  
25 in the CR Retail Commercial District and within the

1 Historic District. It is located at Suffolk County  
2 Tax Map #1001-14-10-16 (sic) (1001-4-10-16).

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

8 The applicant made a presentation in respect to  
9 the proposed hotel project at this Board's last  
10 meeting. At that meeting, we ran out of time for the  
11 public to address comments to the Board in respect to  
12 the presubmission application and determined that we  
13 would continue this opportunity at this meeting.

14 I know that we received a few letters and emails  
15 in respect to the application. I'm going to actually  
16 ask the Clerk to the Boards to now read those into the  
17 record in the first instance, so, Mike, if you could  
18 go ahead and do that.

19 MR. NOONE: Sure. We received a letter from  
20 Charlie Kusziski -- Kulsziski at 433 Main Street.  
21 It's about the two separate properties, 326 Front and  
22 200 Main. We read the 326 Front comments into the  
23 record at the last meeting. I'll read the 200 Main  
24 Street comments.

25 "Regarding 200 Main Street, I had thought the

1 gallery had a three-year lease and wonder if the lease  
2 was broken by the property owner. I think a hotel on  
3 this spot will completely alter the character of the  
4 main intersection of the Village. I don't see any  
5 benefit for residents in bringing more transient rooms  
6 for what I expect to be mostly partiers.

7 The lot has three parking spaces, which is not  
8 enough for the proposed usage. I think the proposed  
9 "gallery" will quickly be turned into a bar. I hope  
10 the Board will not grant a variance for a hotel on  
11 this spot. Charlie Kulsziski."

12 Then the second letter is from Suzy Donovan at  
13 300 Fourth Street.

14 "Dear Chairperson Hammes, members of the  
15 Planning Board, Thank you for the opportunity to  
16 submit written comments for the Board's consideration  
17 related to the application of HF2 Hotel Owner LLC, new  
18 construction of 18-room hotel. I have to be out of  
19 town on Jan. 5th, but request that the following  
20 comments be entered into the record at the  
21 scheduled meeting, a continuation of a pre-submission  
22 conference related to 200 Main Street, Greenport.

23 I respect that the owners and their team have  
24 invested time and effort in re-visioning this project  
25 since it was first submitted in 2022. However, I

1 cannot support the property being redeveloped as a  
2 hotel. My questions and concerns include:

- 3 1) Traffic congestion and parking;
- 4 2) Incompatible use of this property based on  
5 its proximity to the active shipyard, Greenport Yacht  
6 and Ship Building Company; and
- 7 3) Our Village's strong commitment to maintain  
8 and enhance our working waterfront.

9 Front and Main is one of the Village's busiest  
10 intersections." The energy" -- "The area already  
11 creates confusion and navigational hazards for  
12 pedestrians, bicyclists, daily commercial truck  
13 deliveries, and the movement of boats and  
14 supporting traffic, particularly in the spring and  
15 summer months, and into early fall.

16 A new hotel with 18 rooms geared toward" --  
17 "geared towards" -- "geared towards families, plus  
18 full and part-time staff, and other guests and  
19 visitors would inevitably generate a great deal more  
20 traffic and demand for new parking spaces in the area.  
21 There would also be the staggering" -- "the staggering  
22 of incoming and exiting guests to accommodate. There  
23 simply is not adequate parking in and around the site  
24 or anywhere along Carpenter Street, which is partly  
25 residential.

1           I agree, we're fortunate enough to have the LIRR  
2           and Hampton Jitney stations west of the proposed  
3           project, and it is true our village is indeed  
4           walkable. However, the overwhelming majority of  
5           visitors and tourists depend on private vehicles, not  
6           only to travel to and from Greenport, but, once here,  
7           to get to surrounding beaches, farmstands, wineries,  
8           and other attractions. Realistically, how many of  
9           these new guests will use public transportation to get  
10          to the hotel? Is there any data documenting how many  
11          current guests at existing hotels, B&Bs, short-term  
12          rentals in Greenport register without vehicles?  
13          A quick review of existing Greenport hotel and motel  
14          websites show we have about 288 rooms in the Village.  
15          This number does not include any B&Bs and STRs.

16                 While I appreciate that the proposed property  
17                 would operate year round for employment purposes, a  
18                 number of existing hotels close for the winter.  
19                 Apparently it's not profitable for them to stay open  
20                 year round. This seasonal quality is reinforced  
21                 looking at hospitality industry's news sources. Our  
22                 area is categorized as a heavily seasonal market, with  
23                 Quarters 2 and 3" -- "2 and 3 significantly higher  
24                 occupancy rates, a key performance indicator in the  
25                 industry.

1           If another hotel is permitted to be built, we'd  
2 just be ratcheting up traffic volume, parking issues,  
3 and frustration at Front and Main during the  
4 "high season." The proposed project, with its  
5 substantial footprint, would sit directly  
6 across from a working shipyard, which has been  
7 providing waterfront jobs and servicing vessels in one  
8 form or another since the 19th century. A hotel  
9 would seriously cramp the Greenport Yacht and Ship  
10 Building Company's operations, and the many small  
11 businesses and entrepreneurs using that space, during  
12 its busiest time of year.

13           Finally, building a hotel at this location does  
14 not align with several stated purposes in the newly  
15 revised Zoning Code: Preventing and reducing  
16 traffic congestion, sustaining and preserving the  
17 waterfront, and ensuring a viable working waterfront  
18 and water-dependent uses" -- excuse me. "Viable  
19 working waterfront and water dependent uses are  
20 encouraged, and others.

21           There are precious few parcels left at the  
22 center of the Village that could be redeveloped on or  
23 near our waterfront. I believe we're serious about  
24 maintaining Greenport's working waterfront economy; if  
25 so, we need to frame decisions for our community" --

1 "community's future so that this value is a primary  
2 consideration.

3 Respectfully, Suzanne (Suzy) Donovan,  
4 300 Fourth Street, Greenport."

5 The next letter we have is from Randy Wade.  
6 Randy Wade is at Sixth Street.

7 "Please consider the following comments for the  
8 new Greenport Inn at 200 Main Street proposed for the  
9 Sweet Indulgences location. This is the wrong place  
10 for a hotel right in the center of the Village and its  
11 most congested intersection. How will the applicant  
12 provide a public benefit greater than the current  
13 beloved garden, a focal point arriving in the Village  
14 from the west?" Let me -- let me repeat that.

15 "How will the applicant propose a public benefit  
16 greater than the current beloved garden, a focal point  
17 arriving in the Village from the west?"

18 Parking: Three parking spots are a fraction of  
19 what is needed. Hotel guests will park on Village  
20 streets as close to the hotel as possible and leave  
21 their cars for long periods, as opposed to retail  
22 customers, who at least provide turnover.

23 Roads: Removing the preexisting non-conforming  
24 building will require bringing both East Main Street  
25 up to the standards curb-to-curb, as well as providing

1 sidewalk on all three sides. Plans should include the  
2 AASHTO template for a 40-foot bus to demonstrate  
3 access by the fire truck, as well as whatever trucks  
4 are coming into the shipyard. An Auto Turn program in  
5 CAD can easily do this and should be certified by a  
6 traffic engineer. The turn can be shown using the  
7 entire roadbed, although not the sidewalk.

8 Sidewalks: The sidewalk on East Front Street  
9 should be 13 feet, not 10 feet 9 inches, and the clear  
10 path should be 8, 8 from" -- 8 feet from 5 feet tree  
11 pit to wall. ADA requires a sidewalk on Carpenter  
12 Street for new construction. Currently there is" --  
13 "there is little traffic, so people walk in the  
14 road. This obviously could not continue with hotel  
15 guests driving in and out.

16 Economic impact: The hotel" -- "the jobs" --  
17 "the jobs would be seasonal and low wage when we  
18 already have businesses hurting because they cannot  
19 get staff. The hotel would not provide on-site  
20 housing for a manager. All the staff would be  
21 competing for the limited workforce housing, and if  
22 other properties were bought to supply the housing, it  
23 would be at the expense of current businesses  
24 and their employees who need that housing. A  
25 requirement for all hotel proposals in Greenport

1 should be 24/7 staff on site for emergencies.

2 I encourage" -- "I encourage the owners to  
3 expand upon the good will generated by their existing  
4 attractive and well-run businesses and become a true  
5 participant in making Greenport the best it can be.  
6 I urge this Board to help them. Thank you very much."

7 The next letter comes from Lorraine Keating --  
8 Lorraine Krehling, Central Avenue.

9 "In walking by the former Sweet Indulgences on  
10 Wednesday, I discovered that ten days before  
11 Christmas, on a Friday night, there was a Planning  
12 Board hearing to discuss the proposed 18-room hotel on  
13 this spot, a structure which before it had been a  
14 candy store had been a laundromat. Both of these  
15 small businesses supported the year-round population  
16 of the Village in both jobs and services.

17 One of the charming things about Sweet Indulgences  
18 was, when confronted with all the empty space out  
19 front, the new owners chose to create a garden. Being  
20 drawn down by a flowering path to buy chocolates was  
21 kind of a magical experience. This was the Greenport  
22 that many of us who have been here for decades were  
23 drawn to. There was a cross" -- "cross-pollination of  
24 year-round Village residents and second homeowners.  
25 There was something agreeable and wholesome about it,

1 and there was something economically sound in the fact  
2 that people who ran businesses relied on the Village  
3 residents to both support their businesses and to  
4 work at them through the winter. Visitors added an  
5 extra layer of interest and income in the summer, but  
6 were not the sole focus of" -- "were not the sole  
7 focus of small businesses which sustained Greenport's  
8 economy.

9 Those of us who live in the Historic District  
10 are plagued by" -- "plagued by visitors who park in  
11 front of our homes, and sometimes in front of our  
12 driveways, or the next" -- "or next to fire hydrants  
13 and stop signs, so that they could walk into town.  
14 Our own guests frequently have to park at a distance.  
15 Everyone who lives in the Historic District  
16 understands that adequate parking must be imperative  
17 to the approval of any transient residential" --  
18 "residential hotel.

19 The Planning Board should also consider the  
20 impact of dramatically increasing density  
21 on this tiny lot with its narrow side streets.  
22 Everyone who lives in this area knows how sharp  
23 the" -- "how the sharp corners and blind spots feel  
24 like an accident waiting to happen, even with the  
25 current amount of traffic. This near impossible task

1 of getting emergency vehicles into this area, should  
2 there be a fire at the marine yards or brewery, should  
3 also be recognized. No one with any knowledge of  
4 emergency access or egress in these areas could with  
5 good conscience approve adding an 18-room residential  
6 facility here.

7 But the Board also has the responsibility of  
8 looking at the long-term effects of continuing  
9 to approve winter ghost businesses. It must ask how  
10 more and larger hotels serve the greater good of  
11 Greenport Village residents rather than a select few.  
12 Do we really want to become simply a town where  
13 outsiders come in to eat and drink at restaurants  
14 which are too expensive for the average Greenporter?  
15 Do we understand what we stand to lose by turning  
16 historic Greenport into an exclusively" -- "into  
17 exclusively a food-and-drink and spa facility  
18 destination? On the practical" -- "and on the  
19 practical side, is this a business model that really  
20 works for anyone?

21 I hope that you as Planning Board members will  
22 take into consideration the Village that you know and  
23 love, and how these decisions, including the  
24 Greenporter's request for an addition to an already  
25 sprawling, somewhat awkward structure have an impact

1 on our Village's historic feel and charm; how the  
2 added vehicular and pedestrian density will adversely  
3 affect our narrow streets and sidewalks; and how these  
4 choices will not produce more employment in the winter  
5 months.

6 Lorraine Kreauling, 150 (sic) Central."

7 And the last one comes from Michael Collins of  
8 Manor Place.

9 "To the Planning Board, Village of Greenport.  
10 Regarding: Hotel Proposal, 200 Main Street and  
11 326 Front. My apologies for last minute with this  
12 letter. I cannot make the meeting today, but I would  
13 like to provide input.

14 These two projects are just too over the top for  
15 the postage stamp properties. Parking, parking,  
16 parking. We can no longer allow development in the  
17 Village when the project cannot support a large  
18 majority of the parking space requirements. We will  
19 be digging ourselves into a deep hole with no recovery  
20 possible.

21 For a developer to address the public and state  
22 that we have" -- "we only have a perceived parking  
23 problem should be a red flag. This group is so out of  
24 touch with Greenport. This is just an investment  
25 group. If approved, the property will probably be up

1 for sale not long after completion.

2 Informing us that visitors can park at the train  
3 and Jitney parking areas is ridiculous, it will not  
4 happen. Also stating that employee housing will be  
5 provided is a bold wishful statement, good  
6 luck with that.

7 We have all played a part in creating the  
8 Greenport Village Magic Kingdom, but there must be  
9 strict limits, and we can also say, 'No, thank you.'  
10 Michael Collins, 232 Manor Place."

11 CHAIRPERSON HAMMES: Thank you. I'm now going  
12 to open the meeting up for anyone from the public who  
13 wishes to address this Board. Please remember to  
14 state your name and address for the record. If you  
15 have an association with the applicant, please also  
16 disclose that when you, please, come up to the podium.

17 KEVIN BARRY HEANEY: Thank you very much. My  
18 name is Kevin Barry Heaney, I live at 506 Carpenter  
19 Street in the Village of Greenport.

20 I have grave concern about the appropriateness  
21 of this project. There is no question that Front and  
22 Main are the heart of the Village of Greenport, and as  
23 a cardiologist would say, we are going to clog the  
24 heart with this project.

25 There is no actual record, because the Airbnbs

1 remain under the law, but on Carpenter Street there  
2 are six, on Bay Street there are two, on Central there  
3 are three, in addition to the hotel, which is  
4 American Beech, which provides no parking. There is  
5 no option for parking at this point in time, let alone  
6 to add.

7 I did a quick survey this morning and the  
8 average cost for an August weekend for two nights in  
9 Greenport is 600 to \$1100 a night. No one paying that  
10 kind of money is going to walk from the train station  
11 to here.

12 (Laughter)

13 KEVIN BARRY HEANEY: Let's be realistic. If  
14 you're talking about Park Avenue in Manhattan, or in  
15 San Francisco, or Boston, that's acceptable, but  
16 people don't come -- the people who are paying those  
17 prices are not coming on the train.

18 Right now, in the basement of the Library is an  
19 arts project called "Preservation, Not Speculation".  
20 It's impossible to see this project as anything but  
21 speculation. It is not good for the customers, who  
22 are not going to be satisfied with the lack of  
23 conveniences provided, and it's not good for the  
24 Village.

25 The final thing I want to say is in 1991 there

1 was something called the Oakland Fire. In the  
2 Oakland Fire, 450 houses were burned, 150 multiple  
3 dwellings, 50 people died, and 400 were injured. The  
4 San Francisco Chronicle points out that a chief  
5 problem, which was a vegetation fire -- obviously, we  
6 do not have dry vegetation here, but we do have  
7 gasoline and flammable products, as Steve Clarke  
8 pointed out when he was here. The chief problem, the  
9 San Francisco Chronicle pointed out, was narrow roads  
10 crowded with parked cars, many parked in front of fire  
11 hydrants, preventing fire trucks from getting to the  
12 fire.

13 If our goal is the preservation of Greenport,  
14 not putting it on the open market for speculation, I  
15 beg you. I'm not opposed to some development, but  
16 this development is out of scale and excessive, will  
17 not serve the Village of Greenport, and really will be  
18 not a great service to those who choose to use it.  
19 Thank you very much.

20 CHAIRPERSON HAMMES: Thank you. Anyone else?

21 ELI MARTIN: Good afternoon. My name is  
22 Eli Martin, and I live at 182 Central Avenue, on the  
23 corner of Carpenter. I agree with all the testimony  
24 that's been coming forth on this project. I just want  
25 to make a few notes.

1           The lot coverage ask, which is 19% over the  
2           required lot coverage of 40%, that's a big ask,  
3           especially coupled with the ask for 18 parking spaces  
4           to be eliminated from the project.

5           I also note that the three parking spaces  
6           they're providing would back up into Carpenter, which  
7           is already constricted and narrow. Carpenter has a  
8           30-foot width, and East Front Street at the curve is  
9           20-feet-4-inches, and it opens up, if you can use that  
10          term, to 22 feet as it approaches Front Street. It's  
11          a very tight street. It should probably be a one-way  
12          street. I don't know if anybody has ever looked at  
13          that, but that clearly, clearly would help, even now  
14          without development.

15          I have no issue with the architecture, trying to  
16          compliment Main Street, and also the shipyard  
17          architecture. That I think -- I think they tried to  
18          do a good job, but it just feels like they're  
19          shoehorning this large project into a very tight  
20          inappropriate spaces. It's like a square peg in a  
21          round hole, just doesn't work.

22          And the fact that they're asking for so much lot  
23          coverage and parking variances, I don't see any public  
24          benefit in granting those variances whatsoever, and  
25          that's probably part of the criteria for the Planning

1 Board to grant those.

2 Let me see if I have anything else here.

3 Oh, trash, recycling, there's no indication of how  
4 that's being done.

5 Also, I question having hotel spaces on the  
6 ground floor there. It's -- you know, it's a little  
7 noisy. And if you know, most of the hotels are up  
8 one, one flight, so I'm not sure that's such a great  
9 idea.

10 Let's see if I have any notes. Anyway, that --  
11 those are my comments. Thank you very much.

12 CHAIRPERSON HAMMES: Thank you. Just two point  
13 on your comments. One, the variances will be heard by  
14 the ZBA, as opposed to the Planning Board.

15 ELI MARTIN: Oh, it will, okay.

16 CHAIRPERSON HAMMES: Though, obviously, the  
17 issues with those will be part of the overall picture  
18 the Planing Board will take into account.

19 ELI MARTIN: Okay.

20 CHAIRPERSON HAMMES: And on the garbage and  
21 recycling, and that type of thing, that has all --  
22 that was something that the Planning Board asked for  
23 further details on and has been included in the  
24 materials that were submitted yesterday by the  
25 applicant, but we have not yet reviewed those.

1 ELI MARTIN: Ah.

2 CHAIRPERSON HAMMES: Okay?

3 ELI MARTIN: Okay.

4 CHAIRPERSON HAMMES: So I just wanted to let you  
5 know that we were -- we were --

6 ELI MARTIN: When will those be public?

7 CHAIRPERSON HAMMES: I -- will we post those? I  
8 guess we'll post those materials before the 19th,  
9 right?

10 MR. NOONE: We'll post the materials before the  
11 next meeting.

12 CHAIRPERSON HAMMES: Yeah, before the next  
13 meeting they'll be made public on the website. Okay?

14 ELI MARTIN: Okay. Thank you.

15 CHAIRPERSON HAMMES: Okay. Anybody else?  
16 Podium, go ahead. Sorry.

17 RUTH SCHENCK: Oh, I thought you were pointing  
18 over there. Can this come down a little? Ruth Schenck,  
19 320 Carpenter Street. I am addressing the proposed  
20 hotel at 200 Main Street.

21 I've lived on Carpenter Street for 50 years,  
22 I've seen a lot of changes. And approximately  
23 40 years ago, a group of friends and neighbors formed  
24 a Carpenter Street Committee, in the hopes of making  
25 improvements to the area, such as adding curbs and

1 sidewalks. Subsequently, we were asked to meet the  
2 Fire Department Wardens to present and discuss our  
3 proposed ideas. After reviewing our projects and  
4 asking questions, I had one major concern, which was  
5 the ability of fire trucks to access Carpenter Street  
6 via Central Avenue and East Front Street, which is the  
7 proposed site of the hotel.

8 What has changed in 40 years? Traffic. Traffic  
9 on Carpenter Street due to the addition of two  
10 restaurants, a brewery, STIDD Systems and several  
11 Airbnbs. The traffic consists of produce trucks,  
12 linen delivery trucks, beer trucks, liquor trucks,  
13 and, of course, garbage trucks, three or four times a  
14 week in the summer, as well as UPS and FedEx  
15 deliveries, and increased general traffic. If the  
16 firemen had concerns 40 years ago, I'm sure they have  
17 more reason for concerns today.

18 Traffic congestion is a problem and a safety  
19 concern. A two-story hotel, adding more cars and  
20 delivery trucks, is a hazard and an unnecessary  
21 addition to our Village. And, really, what does it do  
22 to enhance the charm of a historic village or improve  
23 the lives of our residents? Thank you.

24 CHAIRPERSON HAMMES: Thank you. Just one  
25 followup on that so that you're aware. We are in

1 discussions with the Fire Department. There was  
2 somebody from the Fire Department at the last meeting  
3 who expressed concerns. The Planning Consultant is  
4 working through those issues, and will be providing  
5 technical advice to the Planning Board on that as soon  
6 as possible, but that's something that we're very  
7 focused on. Anyone else?

8 (No Response)

9 CHAIRPERSON HAMMES: Okay. I don't know if the  
10 applicant wants to say anything or --

11 MARK BOYLE: (Shook Head No)

12 CHAIRPERSON HAMMES: Okay, go ahead.

13 LORRAINE KREHLING: Lorraine Krehling,  
14 157 Central. That was my letter. It's pronounced  
15 Krehling. Thank you.

16 MR. NOONE: Sorry.

17 (Laughter)

18 LORRAINE KREHLING: Thank you for reading it.  
19 I just want to say that the idea of the density of  
20 this project, I understand abstractly thinking about  
21 it. I mean, I know from working and writing about  
22 real estate and development that -- and working for  
23 Economic Development, that these things look one way  
24 on a page and somehow else when you actually live in  
25 the community or in the land, near the land.

1           And I was thinking about it. I think I was  
2 looking at the plans today, and I believe that they're  
3 about the same size, the lot there is about the same  
4 size as my lot for my house. And I was thinking there  
5 are more people proposed to be staying in that hotel  
6 than there are people that live on our block. So that  
7 gives you an idea about what we're talking about with  
8 density. It's not just parking, it's humanity.

9           But people bring their cars, and some people  
10 bring two cars. And it's not a judgment on people who  
11 love their cars, although I wish more people didn't  
12 love their cars so much, but that realistically, that  
13 much humanity and that much congestion will do -- it  
14 won't make anybody happy, including hotel guests.

15           And one of the things everyone who has ever been  
16 in a hotel knows is you look for a view. Well,  
17 there's not too much to look at. I mean, Steve's  
18 shipyard is great, but I don't really think that's  
19 what you want to see when you look out a hotel room.

20           So I would -- I would advise the folks  
21 developing this, I'm sure their intentions are noble,  
22 or maybe not noble, but they want to do right by the  
23 community, but I would advise them to perhaps look at  
24 a -- outside the box, maybe even for younger people a  
25 green plan that you -- part of the idea would be that

1       you can't bring your car, and that they have free  
2       bikes, and they have access to the vineyards through a  
3       shuttle, and they would have geothermal heating and  
4       cooling, like my house has, to really get you into the  
5       next generation. Because, you know, eating and  
6       drinking are fine, we all do it and we all enjoy it,  
7       but what else does Greenport really have to offer? So  
8       we need to start thinking of something bigger than  
9       just bringing people in to get their nails done, and,  
10      you know, getting smashed. Okay, thanks.

11               CHAIRPERSON HAMMES: Anybody else?

12                               (No Response)

13               CHAIRPERSON HAMMES: All right. We really  
14       appreciate everybody's comments. We appreciate the  
15       work that the applicant has been doing. I think, so  
16       that people are aware of the next steps, we did  
17       receive the additional materials requested from the  
18       applicant. The Planning Board will be reviewing those  
19       and getting input from our consultants. So they  
20       are -- this presubmission will be continued for our  
21       meeting on the 19th. Hopefully, we will have received  
22       all the input from the consultant by then, and we'll  
23       be able to have a dialogue with the Planning Board.

24               Depending on where we are at that point, we may  
25       or may not close the presubmission hearing. It will

1 depend on whether we've gotten kind of all the  
2 information that we think we need to be able to issue  
3 the report back, which, hopefully, we'll be in that  
4 position to do. If we do, we'll close the public  
5 hearing. It will still be 10 days after that for the  
6 public to provide any additional comments. The  
7 Planning Board will then work with the consultants and  
8 Counsel to put together a report to send back to the  
9 applicant. We have up to 45 days after the closing of  
10 the presubmission to do that. At that point, it will  
11 be up to the applicant as to whether and in what form  
12 it wants to file its final and complete application,  
13 and then there will be another series at that point of  
14 public hearings based on the final application.

15 So that's what I have on that. I think then  
16 we're going to move on to the next item, which is any  
17 other Planning Board business that may properly come  
18 before the Board. I guess, Shawn, Dan, do you guys  
19 have anything?

20 MEMBER CREEDON: No.

21 MEMBER BUCHANAN: No.

22 CHAIRPERSON HAMMES: I'm just going to raise one  
23 point. As this Board may recall, the Board of  
24 Trustees, when they adopted the amendments to  
25 Chapter 150, indicated that they'd be providing

1 guidance to the public and the Planning Board on  
2 Section 150-16(G) of the code, which is the  
3 payment-in-lieu-of provisions. I'm going to suggest  
4 that we send an email back to the Trustees asking for  
5 an update on that, since I think that at some point  
6 that will become relevant as we move through the next  
7 year, unless anybody has any concerns or questions  
8 on that.

9 (No Response)

10 CHAIRPERSON HAMMES: Okay. Then I will take  
11 care of that. And then if there isn't anything else,  
12 I'd make a motion to adjourn this meeting. Do I have  
13 a second?

14 MEMBER BUCHANAN: Second

15 CHAIRPERSON HAMMES: All those in favor?

16 MEMBER CREEDON: Aye.

17 MEMBER BUCHANAN: Aye.

18 CHAIRPERSON HAMMES: Aye.

19 All those opposed?

20 (No Response)

21 CHAIRPERSON HAMMES: Motion carries.

22 Thank you all very much.

23 (The Meeting was Adjourned at 4:31 p.m.)  
24  
25

