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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
-----x
BOARD OF TRUSTEES
WORK SESSION
-----x

Station One Firehouse
Third and South Streets
Greenport, New York
July 20, 2023
6:00 p.m.

- B E F O R E:
- KEVIN STUESSI - MAYOR
 - MARY BESS PHILLIPS - DEPUTY MAYOR/TRUSTEE
 - PATRICK BRENNAN - TRUSTEE
 - LILY DOUGHERTY-JOHNSON - TRUSTEE
 - JULIA ROBINS - TRUSTEE

 - PAUL PALLAS - VILLAGE ADMINISTRATOR
 - JEANMARIE ODDON - VILLAGE DEPUTY CLERK
 - STEPHEN GAFFGA - VILLAGE TREASURER

1 (The Work Session was Called to order at 6:00 p.m.)

2 MAYOR STUESSI: I'd like to make a motion to
3 open the meeting. May I have a second, please?

4 TRUSTEE PHILLIPS: Second.

5 MAYOR STUESSI: All in favor?

6 TRUSTEE ROBINS: Aye.

7 TRUSTEE BRENNAN: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 MAYOR STUESSI: Aye.

11 The meeting is open. Please stand for the
12 Pledge of Allegiance.

13 (Pledge of Allegiance)

14 MAYOR STUESSI: Please be seated. Thank you,
15 everyone, for being here. With that, I would like
16 to begin the meeting with our Fire Chief. I
17 thought I -- there you are, Wayde. Please step up
18 to the podium and give us your report.

19 CHIEF MANWARING: All right. I hope you got
20 all our reports in on time this week.

21 Last night at the Board of Wardens, they
22 accepted two, two new members, Kristie Waller for
23 the Phenix Hook and Ladder, and Frank Ciriello for
24 the Rescue Squad. I would like to have them put on
25 the agenda to accept them as new members.

1 We also went over the unofficial bids for the
2 rescue truck, we looked at that. And after, if
3 it's possible to go ahead with that, and after you
4 have your Attorneys, and stuff, look at it and make
5 sure everything's okay with it, we'd like to do
6 that before moving on with the rescue truck.

7 So the bathroom bids, Paul will give you the
8 stuff on that.

9 The other thing is the committee for the new
10 hook and ladder truck is out in Ohio looking at the
11 truck. If you go up on Facebook, you'll see a
12 picture of the truck. It is complete and they have
13 finished it. And I guess we will be seeing that
14 thing here within the next couple of weeks.

15 MAYOR STUESSI: Oh, within the next couple of
16 weeks? Great.

17 CHIEF MANWARING: I guess something like
18 that. Like I don't know exact, exact date, but I
19 would say by the end of this month or the earlier
20 of next month, the beginning of next month it
21 should be all ready to go.

22 TRUSTEE PHILLIPS: Wayde, are they going to
23 be able to surplus the older truck, or what's the
24 story with that?

25 CHIEF MANWARING: Right. We got to see what

1 the company is going to do with it first, because
2 it was -- they were going to try trading it in, but
3 it needs so much repairs that nobody will take it
4 on trade anymore, because it's not actually -- not
5 be used for a ladder truck until it's repaired.
6 And for somebody to dump -- we got a quote that was
7 over \$11,000 to repair it, which would be crazy to
8 do if we get rid of it in a couple -- if we wanted
9 to sell it. So they're working on that, or they're
10 working on some other things, possibly asking the
11 Village maybe to donate it to a department that
12 might have the money, that wants to fix it, or, you
13 know, out of state, or something like that.

14 TRUSTEE ROBINS: Just a quick question,
15 Chief. You said bids for the ambulance? There was
16 just one bid, right?

17 CHIEF MANWARING: Just one bid, I believe.

18 TRUSTEE ROBINS: Okay, yeah.

19 CHIEF MANWARING: That was it. And I think
20 it was the only company that they described,
21 actually designed the truck with, so --

22 TRUSTEE ROBINS: Okay.

23 CHIEF MANWARING: The only -- the one that
24 they were actually -- if everybody did bid, all the
25 trucks that they did look at, if everybody did bid

1 on it, the company that they actually did put a bid
2 in is the company, the truck that they actually
3 did want, so.

4 TRUSTEE ROBINS: It would have wound up
5 anyway.

6 CHIEF MANWARING: It would have been. But
7 that would be -- that's up to you, your Board to
8 decide.

9 And that's about all I have.

10 TRUSTEE PHILLIPS: And you said that Paul's
11 going to do the follow-up to the bathroom bids?

12 CHIEF MANWARING: Yeah.

13 TRUSTEE PHILLIPS: Okay, good.

14 CHIEF MANWARING: Paul will do that. But
15 like we -- last night we discussed a little bit on
16 all the urinals and stuff like that, and we're okay
17 with which way. You know, we're going to remove
18 the windows and --

19 TRUSTEE PHILLIPS: They do want to remove the
20 windows?

21 CHIEF MANWARING: Yeah.

22 TRUSTEE PHILLIPS: That's what I thought.

23 CHIEF MANWARING: And I don't have much more
24 to say about that, that's it. Anything else?

25 MAYOR STUESSI: Well, I'm glad to know we

1 could get going with the remodel and the roof here
2 shortly.

3 CHIEF MANWARING: Yep.

4 MAYOR STUESSI: I also wanted to take a
5 moment to thank you and the Department for
6 participating in the recent Greenport High School
7 graduation festivities. That was certainly loud.
8 And then, of course --

9 CHIEF MANWARING: Oh, yeah.

10 (Laughter)

11 MAYOR STUESSI: -- with former Mayor Nyce
12 driving the antique truck during the Pride Parade.

13 CHIEF MANWARING: Right.

14 MAYOR STUESSI: It was wonderful to have you
15 guys participating in that as well.

16 CHIEF MANWARING: Yeah. Well, if were asked,
17 we'll be there.

18 MAYOR STUESSI: Good.

19 CHIEF MANWARING: If not, then --

20 MAYOR STUESSI: We'll see everybody for the
21 chicken --

22 CHIEF MANWARING: Barbecue.

23 MAYOR STUESSI: -- festival on -- when is
24 that? The 18th, I believe it is.

25 TRUSTEE PHILLIPS: No, it's the 19th.

1 TRUSTEE ROBINS: 19th.

2 TRUSTEE DOUGHERTY-JOHNSON: 19th.

3 MAYOR STUESSI: 19th, okay.

4 CHIEF MANWARING: Same day as I think they're
5 going to plan -- Mattituck is planning a disaster
6 drill.

7 MAYOR STUESSI: Good.

8 CHIEF MANWARING: Like we did -- like we did
9 at the high school.

10 MAYOR STUESSI: Yep, yep.

11 CHIEF MANWARING: Mattituck is working on
12 doing one now, so.

13 MAYOR STUESSI: So if anybody hasn't bought
14 your chicken dinner ticket yet, see the Chief or
15 anybody from the Fire Department.

16 TRUSTEE PHILLIPS: Well, I think the other
17 thing, Wayde, is at the -- is that the Mattituck
18 Fire District is also looking for volunteers --

19 CHIEF MANWARING: Yes.

20 TRUSTEE PHILLIPS: -- to be participators.

21 CHIEF MANWARING: I'm sure they'll reach out
22 to the Boy Scouts and the Girl Scouts and all that.

23 TRUSTEE PHILLIPS: Yeah, because what range,
24 age range are they looking for?

25 CHIEF MANWARING: They'll start young and

1 work our way up to adults.

2 TRUSTEE PHILLIPS: Okay, all right.

3 CHIEF MANWARING: Because they're out of
4 school, so you never know what you're going to get.
5 So there could be hockey, there could be football
6 games or something.

7 TRUSTEE PHILLIPS: I remember the one here
8 was pretty impressive as to the disaster drill.

9 CHIEF MANWARING: Right.

10 MAYOR STUESSI: Great. With that, I'll turn
11 it over to Village Administrator Pallas for his
12 report.

13 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor
14 and Board. Just a few discussion -- two ongoing
15 discussion items.

16 The microgrid project status, it does appear
17 at this point that we are at virtually 100%
18 construction completion. We are waiting for --
19 still waiting for a field certification, UL field
20 certification of the battery system. We don't have
21 a schedule for that yet.

22 We did have a meeting with the granting
23 agency today. Our -- it's a routine recurring
24 meeting just to update them. They were, there were
25 satisfied with that as well.

1 The other piece of that is we are likely
2 going to energize the solar panels next week to tie
3 them into the system, either next week or the week
4 after. There are some training issues that have to
5 take place as part of that process. So that's
6 where we are with the microgrid.

7 TRUSTEE PHILLIPS: Paul.

8 ADMINISTRATOR PALLAS: Yes.

9 TRUSTEE PHILLIPS: Paul, the solar panels for
10 here are going to be done as well?

11 ADMINISTRATOR PALLAS: Yeah, both sites.

12 TRUSTEE PHILLIPS: We have the -- we received
13 the other -- were we waiting for a battery or
14 something?

15 ADMINISTRATOR PALLAS: The batteries are
16 here, but they're going --

17 TRUSTEE PHILLIPS: Okay.

18 ADMINISTRATOR PALLAS: They need UL testing.

19 TRUSTEE PHILLIPS: Okay.

20 ADMINISTRATOR PALLAS: UL field certification.

21 TRUSTEE PHILLIPS: Okay.

22 ADMINISTRATOR PALLAS: So we can't tie them
23 into the system. But the solar panels can be tied
24 in, so we can get some beneficial use out of them.

25 TRUSTEE PHILLIPS: So the Fire Department

1 house here will be under solar power?

2 ADMINISTRATOR PALLAS: Correct.

3 TRUSTEE PHILLIPS: Okay.

4 ADMINISTRATOR PALLAS: They'll be paralleled
5 with the main system, but yes.

6 TRUSTEE PHILLIPS: Right.

7 ADMINISTRATOR PALLAS: But they won't be
8 charging -- excuse me. They won't be charging the
9 batteries yet. That has to wait until the
10 batteries are fully certified by Underwriters,
11 Underwriters Labs.

12 TRUSTEE PHILLIPS: Okay, all right.

13 ADMINISTRATOR PALLAS: On the ferry queue
14 project, there's -- I have a meeting scheduled
15 tomorrow with both the DOT and the MTA to iron out
16 one final detail, one almost final detail. And,
17 hopefully, at the conclusion of that meeting, I'll
18 be able to report that we're in a -- with a
19 schedule of when we can actually bid out the
20 project.

21 I'm setting -- in addition, I'll be setting
22 up a meeting with Treasurer Gaffga and our engineer
23 just to review his experience levels with funding
24 sequences on the construction phase, the time frame
25 it takes to actually receive reimbursement from the

1 State. That will -- that will tell us whether and
2 when we should start to borrow money on the bond,
3 as opposed to just funding it out of -- out of
4 cash. So I'll have more of that information over
5 the course of the next couple of weeks. And so I
6 think we're in relatively good shape on that as
7 well.

8 On resolutions, the pad mount switch, once
9 again, I have to kick that down to the next month.
10 I just haven't had a chance to actually put those
11 specs together.

12 The Fire Department bathrooms is not on my
13 list. We did receive quite a number of bids. And
14 I apologize, I don't have the bids spread in here.
15 But there were two bidders that, dependant on
16 whether we decide to remove the windows in the
17 bathroom or not, it changes who the low bidder is,
18 because the removal of the -- of the windows was an
19 add alternate on the bid, so it's not required if
20 we decide not to. But I did speak with the
21 Fire Chief and it's their desire to have those
22 windows removed and blocked over. So I will have a
23 resolution prepared for next week to approve the
24 low bidder on that as well. Both, both low -- both
25 of the bidders that would have been low bid were

1 qualified by the engineer -- I mean, architect,
2 rather, as being suitable bidders.

3 TRUSTEE PHILLIPS: Speaking of the Fire
4 Department, do you know when the roof -- roofs are
5 going to start repair? Have they started it there
6 with the bids?

7 ADMINISTRATOR PALLAS: They did start today
8 on one site, which I had told them where to start,
9 and they went to a different location. So I'll
10 follow up with them tomorrow.

11 TRUSTEE PHILLIPS: Okay.

12 ADMINISTRATOR PALLAS: That is -- it's
13 relatively quick. The job they're doing now is at
14 the road barn, so I don't think it's going to be
15 more than a week before they move over to the
16 firehouse.

17 TRUSTEE PHILLIPS: This firehouse or --

18 ADMINISTRATOR PALLAS: No, the -- Station 2.

19 TRUSTEE PHILLIPS: Station 2?

20 ADMINISTRATOR PALLAS: Yes.

21 TRUSTEE PHILLIPS: Okay.

22 ADMINISTRATOR PALLAS: There's nothing going
23 on here, as far as I know.

24 TRUSTEE PHILLIPS: Oh, well, that's what
25 I'm --

1 ADMINISTRATOR PALLAS: As far as that
2 project.

3 TRUSTEE PHILLIPS: Okay. Well, Station 2 --

4 ADMINISTRATOR PALLAS: Yes, correct.

5 TRUSTEE PHILLIPS: -- because the chicken
6 barbecue is --

7 ADMINISTRATOR PALLAS: Yeah. No, nothing
8 here.

9 TRUSTEE PHILLIPS: Okay. They do all their
10 prep over there. Okay.

11 ADMINISTRATOR PALLAS: Yeah.

12 TRUSTEE PHILLIPS: All right, okay.

13 ADMINISTRATOR PALLAS: But it's -- it won't
14 be -- it will be in and out, it will be quick.

15 TRUSTEE PHILLIPS: Okay.

16 ADMINISTRATOR PALLAS: Yeah. And that's
17 actually all I have.

18 MAYOR STUESSI: Would you mind updating the
19 community very briefly on where we stand with
20 Verizon and Altice, the cables on Fifth Street,
21 getting some of that work done? I know there's
22 still more to go, but just a brief overview.

23 ADMINISTRATOR PALLAS: Sure. So we've -- I
24 had a long discussion with their engineers. What
25 they're proposing is to -- there's two -- there's

1 two, two main cables. Sorry. There's three cables
2 that Verizon owns, one is a fiber cable, and two of
3 them are copper, copper wire. There's -- they're
4 going to transfer -- one cable is severely
5 compromised, so they can't bury it, it will -- it
6 will fall apart. So they're going to switch
7 circuits -- move circuits from that cable to the
8 other one. Once that's completed, then they will
9 remove the older one, and then rebury by trenching
10 and filling in that trench with beach sand, the
11 sand that's already there. And the fiber cable
12 they will do the same to, the same thing to. And
13 what they call the pill box, the manhole that's
14 sitting above grade, they were going to lower that
15 down to grade as well. That's their proposal at
16 this stage. I think it's a viable proposal, it
17 makes sense to me, and, you know, their next -- if
18 we give them the green light on that, then there'll
19 be a permit process. They'll need a permit from
20 us, they'll need a permit from the DEC.

21 I would also recommend that we authorize them
22 to go forward with their test holes for the main
23 cable, the new cable that is being proposed to go
24 across to Shelter Island. So that they need that
25 information from the end of Sixth Street to decide

1 if that's the right location and what the design
2 would be. So they do that in concert. That would
3 be beneficial to us, because, ultimately, once they
4 get that fiber in over time, the cable that
5 have re -- that they have reburied will -- will no
6 longer be needed, and if it ever becomes exposed,
7 they can remove that as well right away.

8 TRUSTEE PHILLIPS: Paul, are we getting an
9 easement?

10 ADMINISTRATOR PALLAS: We're not even
11 anywhere -- yes, we would -- well, we wouldn't need
12 an easement.

13 TRUSTEE PHILLIPS: Are we going to get paid
14 for it? I mean, are we going to get money out of
15 this?

16 ADMINISTRATOR PALLAS: Again, we're just at
17 beginning stages.

18 TRUSTEE PHILLIPS: No, I understand that.

19 ADMINISTRATOR PALLAS: And we would,
20 obviously, negotiate, so.

21 TRUSTEE PHILLIPS: Well, that's what I want
22 to know. I --

23 ADMINISTRATOR PALLAS: I don't want to talk
24 about that publicly at this stage. So, yes, we
25 will certainly -- I have broached that subject with

1 them, that there will need to be some kind of an
2 agreement. And they do have -- they do have rights
3 to put in the cable, but I'm sure that there are
4 other things that we can speak to them about. I've
5 already broached that subject with them.

6 TRUSTEE PHILLIPS: Okay. So --

7 MAYOR STUESSI: The biggest issue being, of
8 course, that the cables are laying on top of the
9 beach due to climate change and the beach eroding.
10 So we went to them and asked them to get this fixed
11 expeditiously. So I appreciate all the effort
12 you've been making on this, Paul.

13 ADMINISTRATOR PALLAS: Thank you.

14 TRUSTEE ROBINS: Quick question, Paul. So if
15 they're going to run cables to Shelter Island, are
16 they going to do HTD drilling themselves, or are
17 they going to go in through the PSE&G tube that
18 goes --

19 ADMINISTRATOR PALLAS: No, they're -- they're
20 not looking at Fifth at all, they're looking at
21 Sixth as a potential location.

22 TRUSTEE ROBINS: Okay. So they would do
23 their own drilling under the thing?

24 ADMINISTRATOR PALLAS: Yes, yes.

25 TRUSTEE ROBINS: Under the floor.

1 ADMINISTRATOR PALLAS: What will happen, once
2 if -- again, assuming that this is the direction we
3 want them to go in, they will need to apply to us.
4 What I recommended to them was, when they apply for
5 a permit to rebury those cables, is to come here as
6 part of that process and make a full presentation
7 about what their plan is to cross over to Shelter
8 Island as a comprehensive plan, not just to discuss
9 that one issue.

10 TRUSTEE PHILLIPS: Well, as -- and the only
11 reason I'm bringing it up is I don't want to go
12 through another beginning off, and then we have --
13 PSEG was a learning curve for previous Board
14 Members, and Julia and I have lived through it, and
15 I just would prefer that everything be up front.

16 ADMINISTRATOR PALLAS: Yes, of course.

17 TRUSTEE PHILLIPS: All right.

18 ADMINISTRATOR PALLAS: They're more than a
19 year away from construction, so we've got lots of
20 time. They can't even -- and they can't come back
21 to us now for a permit to bury the existing cables
22 until they get their DEC permit.

23 TRUSTEE PHILLIPS: Right, yeah.

24 ADMINISTRATOR PALLAS: So that's the first
25 step. So they have already started that process.

1 They know they have to do something no matter what.
2 So, once again, once that process is concluded,
3 they'll come here, apply for their -- for our
4 wetlands permit, give us a presentation about the
5 overall project, and then we can start the
6 discussions in earnest at that point.

7 TRUSTEE PHILLIPS: Okay.

8 TRUSTEE BRENNAN: I have a question about the
9 ferry queue project.

10 ADMINISTRATOR PALLAS: Yes.

11 TRUSTEE BRENNAN: So you said you're going to
12 be meeting with your engineer and preparing to go
13 out to bid. Do you feel like you're sufficiently
14 coordinated with the ferry operator in terms of how
15 they're going to use the new queue?

16 ADMINISTRATOR PALLAS: Yes. I mean, they
17 were -- they were involved up front. They actually
18 helped -- not just helped, designed to figure out
19 the number of lanes needed, the length and all
20 that, so they're well versed on the process.

21 TRUSTEE BRENNAN: Thank you.

22 MAYOR STUESSI: I've met with them twice over
23 the past month-and-a-half and they're very excited
24 to see this, to get going, as I'm assure you can
25 imagine.

1 Before we go on to Treasurer Gaffga, I see we
2 have the Rotary here. It might be a good time, in
3 the interest of time, to invite them up. I know
4 you're here to give us an update on the mini train,
5 which would be wonderful to hear about it. Please
6 go to the podium. Thank you.

7 RICHARD ISRAEL: Good evening, everyone.
8 Richard Israel from the Greenport Rotary Club. The
9 train station is moving along. We just finished
10 the patio out front. We -- the train tracks are
11 basically done. We are now finishing the interior.
12 It's being sheetrocked and spackled, so that it's
13 heading towards that.

14 We are -- we have found a wainscoting that is
15 fireproof, because we needed to do that, it's a
16 commercial building. It's going to take probably
17 three weeks for it to be manufactured and brought
18 in. So that's kind of the leading edge of the
19 timetable.

20 We're looking to -- probably next week we're
21 going to try to grade the property and get it so
22 that it's going to be ready for landscaping. We'll
23 probably bring in some landscaping that's been
24 required by the DEC, is going to probably come at
25 the end of August, beginning of September, just for

1 weather and everything else. There'll be an
2 irrigation system there that has been donated, so
3 it should grow and prosper.

4 The -- I think we need to begin to focus on
5 what it's going to take to operate the train, and
6 we're going to try to pull together some of the
7 people that were at Frank's house and did it. Tony
8 has said that he would come on board, and I think
9 he would be, A, a good conductor and -- you know,
10 for the short term, and probably be somebody who
11 would be very knowledgeable to teach, who we're
12 going to come up with, you know, as a Village to
13 run the thing.

14 I think we have to look into, or the Village
15 has to -- I don't know what licenses we need. Like
16 are there licenses with the carousel, or things
17 like that? You know, so we have to try to do that
18 transition from construction to operation. And I
19 think we have to either create a committee that is
20 a little bit of you and a little bit of us and try
21 to get that, you know, in motion.

22 We are still seeking funds. You know, we had
23 a couple of donations that fell through, and that's
24 what kind of held us up for, you know, about six
25 weeks, you know, earlier, but we're back, I hate to

1 use the word on track.

2 (Laughter)

3 RICHARD ISRAEL: But we figure we need about
4 \$80,000 to finish what we're doing, and we're going
5 to go back out into the community and see what we
6 can do to help raise those funds, as we have
7 before.

8 The project has been supported by the
9 community in great lengths. You know, somebody
10 asked me the other day how much has it really cost
11 to get it to this point. And I'm going to say with
12 donations and like kind, and things that people
13 have donated, we're probably over \$900,000 invested
14 in the railroad station. So we're there. We've
15 always found the support of the community, and we
16 just have to now reach out to give it that last
17 push and get it running. And we're -- our goal is
18 to get it running in the Fall, so that we can have
19 some practice for next year and understand what
20 we're headed towards.

21 So the -- so we need the Village's help in
22 trying to figure out who or how we're going to run
23 it. We need the Village's help to just finish up
24 with the sewer connection, and the water meters,
25 and things like that. And I think that's where

1 we're at.

2 MAYOR STUESSI: Well, that's wonderful to
3 hear. And it's also been so nice to see the
4 progress that's happened in the last several weeks
5 with the stone that arrived for the patio, seeing
6 that down, all the insulation and the electrical,
7 which is now -- and I know you're working very
8 closely with Paul on the sewer --

9 RICHARD ISRAEL: Yeah.

10 MAYOR STUESSI: -- and water connections.
11 So, you know, we've had a couple of meetings --

12 RICHARD ISRAEL: Yeah.

13 MAYOR STUESSI: -- in Village Hall, and we're
14 ready to sit down again and talk further through
15 the operations plan. Stephen has some pro forma
16 and budget put together. With that, I think the
17 Rotary's done a wonderful job. Thank you for
18 everybody's tireless work on it.

19 Does anybody from the Board have any
20 questions?

21 TRUSTEE ROBINS: I just had one quick
22 question. You mentioned Tony early on. You didn't
23 give -- you didn't mention a last name. Who is
24 Tony?

25 AUDIENCE MEMBER: Fasone.

1 RICHARD ISRAEL: Tony Fasone.

2 TRUSTEE ROBINS: Okay, all right. I wasn't sure.

3 RICHARD ISRAEL: Okay.

4 TRUSTEE PHILLIPS: Rich, I want to just say
5 that I've watched this progress from the beginning.
6 I know most of your Rotary members, and I think
7 you've done a fantastic job, and it's a great gift
8 to the Village.

9 RICHARD ISRAEL: Great. And we're hoping
10 that it will be something like when we started,
11 that it would continue a tradition in our Village
12 that will keep family members going. We're hoping
13 it adds to the tourism and the family orientation
14 that we hope Greenport keeps.

15 TRUSTEE DOUGHERTY-JOHNSON: I have a quick
16 question, which is just are you going to do any
17 like Halloween? Like I know Frank's did kind of a
18 Halloween theme. Are you planning that, or can you
19 not do too much with that?

20 RICHARD ISRAEL: We would like to have a
21 Halloween ride. What we can do to -- you know, we
22 can surely have it where we have the kids come
23 down, we can give out candy, we can have people
24 dress up and things like that, but, you know --

25 TRUSTEE PHILLIPS: Rich, if we --

1 RICHARD ISRAEL: You have to remember that
2 the woods are sensitive, and we're not supposed to
3 start, you know, having people out there and
4 scaring people, and things like that. So it won't
5 be like Frank's ride, you know, where he had a lot
6 of lights and things moving around.

7 TRUSTEE PHILLIPS: Well, we do have the
8 Halloween parade. That's a function between the
9 BID and the Village that's set. If you want, the
10 committee which I chair, I'll reach out to you
11 about Halloween and -- because we have a parade and
12 we have the free Carousel ride. The Business
13 District does a trick-or-treating. This year,
14 hopefully, the Fire Department or Police Department
15 will be doing some type of connection to the -- to
16 the children in the community. You know, I'm
17 trying to grow it a little bit more. So that
18 certainly has always been in the back of my mind as
19 to when you were going to get completed, so.

20 RICHARD ISRAEL: Well, we'd be excited to be
21 part of that.

22 TRUSTEE PHILLIPS: Okay.

23 RICHARD ISRAEL: Okay?

24 TRUSTEE PHILLIPS: All right, thanks.

25 RICHARD ISRAEL: All right. And I appreciate

1 everything that the Village has done for us, and
2 we're getting there.

3 MAYOR STUESSI: Yes, you are.

4 (Laughter)

5 MAYOR STUESSI: Thank you.

6 RICHARD ISRAEL: Thank you. Thank you.

7 TRUSTEE BRENNAN: Thank you.

8 TRUSTEE ROBINS: Thanks, Rich.

9 MAYOR STUESSI: With that, I'll turn it over
10 to Treasurer Gaffga for his report.

11 TREASURER GAFFGA: Good evening, Mayor and
12 Board. Thank you. In addition to my report, I'm
13 just going to have a couple of resolutions to add
14 on, one of them being a budget amendment to fund
15 parts and installation for repair of our perforated
16 rotating plate screen that's over at the waste
17 water treatment plant. It's a sole supplier,
18 Huber, which is the company that we're going to
19 have to go to, it's about \$50,000. It's a lot of
20 parts, but it's a necessary piece of equipment, and
21 it needs to get repaired sooner, rather than later.
22 So we're going to be looking to move forward with
23 that.

24 I'm also going to have an add-on resolution
25 for the creation of a new trust and agency bank

1 account. That would be for the Camera Obscura
2 donations, which I know Lily and the Mayor have
3 been working very closely with our volunteers and
4 getting that open, and getting the public
5 re-interested in it. And I'm also going to be
6 asking for a couple of new line items for the
7 general ledger within the trust and agency account
8 to be created, to be able to keep the cash and
9 record the liability with that.

10 A couple of updates on our contracts.
11 Attorney -- our previous Attorney, Joe Prokop, is
12 still finishing up with InvoiceCloud with our
13 utility billing. We're almost to the finish line
14 with them. Just going back and forth a little bit
15 on some of the insurance requirements with them.
16 I'm hoping that will be done early next week.

17 MAYOR STUESSI: So this is an important one,
18 if I could interject for a second.

19 TREASURER GAFFGA: Yes.

20 MAYOR STUESSI: Could you update the
21 community and the Board on the on-boarding process,
22 and when you think it will be functional, that
23 people can start paying their utility bills online,
24 even your best estimate at this point?

25 TREASURER GAFFGA: Once we have the contract

1 signed, it will take at least three months to get
2 up and running. So if we can get it done by the
3 end of July, we're looking at maybe some time in
4 November, early December that we might be able to
5 start using it.

6 MAYOR STUESSI: Great.

7 TREASURER GAFFGA: Our contract with GovOS,
8 there's just another -- again, with some insurance
9 stuff, there's a little hang-up, which we're hoping
10 to get that done maybe even as soon as tomorrow,
11 and then we can start that process. That should be
12 a couple -- I'm hoping not as long as three months,
13 but at least a couple of months. They have to
14 build a platform and then get all of our
15 information that we're going to have to provide, so
16 that should be up and running by the Fall as well.

17 MAYOR STUESSI: And then just as a point of
18 clarity, GovOS being the short-term rental
19 software. And correct me if I'm wrong, didn't you
20 say that they had already started --

21 TREASURER GAFFGA: They have.

22 MAYOR STUESSI: -- on some of the work for
23 the on-boarding --

24 TREASURER GAFFGA: They've begun, yes.

25 MAYOR STUESSI: -- in advance of the contract

1 being signed?

2 TREASURER GAFFGA: Yes.

3 MAYOR STUESSI: Okay.

4 TREASURER GAFFGA: They've begun getting it
5 ready, because they know it's going to be a long
6 process, and they know we're anticipating trying to
7 get this up and running sooner, rather than later.

8 And then the last one is that we are hoping
9 to receive tomorrow the Barbato Landscaping
10 contract for the installation of the CDBG
11 playground equipment down at Fifth Street Park.
12 Once we get that in, we can issue a purchase order
13 to them. And then we'll be able to coordinate with
14 the Village Administrator's Office and our road
15 crew to remove whatever barriers are necessary down
16 at Fifth Street Park, and then, hopefully, schedule
17 the work.

18 Obviously, landscaping is really busy right
19 now, so we're hoping it will be sooner, rather than
20 later, but it may be more towards late August
21 before that will be able to get done.

22 And that's all I have to add on to my report.

23 TRUSTEE PHILLIPS: Stephen, I would --

24 TRUSTEE ROBINS: A quick --

25 TRUSTEE PHILLIPS: Oh, I'm sorry. Go ahead,

1 Julia.

2 TRUSTEE ROBINS: A quick question. Do you
3 have an estimate, Paul, of how long the
4 installation of that equipment is going to take?

5 ADMINISTRATOR PALLAS: Which equipment?

6 TRUSTEE ROBINS: The playground equipment
7 down at Fifth Street.

8 ADMINISTRATOR PALLAS: I don't. I'm just
9 going by memory from the equipment we did here,
10 it's similar. The difference is they have to put
11 in a full-base material that we didn't have to do
12 here. I'd only be guessing, it will be about a
13 two-week process, all told. That would probably
14 the worst case scenario.

15 The equipment itself is, you know, I think
16 basically a Erector Set, it's not complicated --

17 TRUSTEE PHILLIPS: Right.

18 ADMINISTRATOR PALLAS: -- well, complicated,
19 if you know what you're doing. That's why we hired
20 a company that does this --

21 TRUSTEE PHILLIPS: Right.

22 ADMINISTRATOR PALLAS: -- professionally to
23 put it together.

24 TRUSTEE ROBINS: I would just think, maybe it
25 would be better to wait until the summer is over

1 before we do work down at the park.

2 INTERIM TREASURER GAFFGA: We have -- we do
3 have some limitations with the CDBG contracts.
4 We have deadlines that we have to spend the money
5 by. Otherwise, we lose the funding through HUD.
6 So we want to try and get it done sooner, rather
7 than later.

8 They said it shouldn't take that long. It's
9 really the delivery of all of the engineered wood
10 fiber, the removal of the sand, to move it to a --
11 you know, keep it onsite, but get it off of where
12 they're going to install it. We already have the
13 borders, we already have the playground equipment.
14 It's three pieces. It's not -- the equipment
15 shouldn't take long to install. It's the borders
16 and it's the -- putting the wood fiber and the base
17 layer down.

18 TRUSTEE PHILLIPS: But there is still going
19 to be equipment there, correct? You're not
20 taking --

21 TREASURER GAFFGA: Yes.

22 TRUSTEE PHILLIPS: You're not taking
23 everything down.

24 TREASURER GAFFGA: No, I --

25 TRUSTEE PHILLIPS: It's just the wooden, the

1 wooden portion of --

2 TREASURER GAFFGA: Just the wooden portion.

3 TRUSTEE PHILLIPS: The ship.

4 ADMINISTRATOR PALLAS: I mean, it's going to
5 come down. The rest of the equipment will remain.

6 TRUSTEE PHILLIPS: Right, the rest of it is
7 going to be staying, okay.

8 ADMINISTRATOR PALLAS: Correct. But I --

9 MAYOR STUESSI: But it's fair to say the
10 intent with the contractors is to work out a
11 schedule that has the littlest amount of --

12 ADMINISTRATOR PALLAS: Of course.

13 MAYOR STUESSI: -- impact to the community.

14 TRUSTEE ROBINS: Yeah.

15 MAYOR STUESSI: So as they can use the --
16 look at days of work and maybe doing it in phases
17 over time.

18 TRUSTEE ROBINS: Right, you know, just so the
19 public can use the park.

20 MAYOR STUESSI: Yeah, yep, it's an important
21 point.

22 TREASURER GAFFGA: Yeah, that will be
23 important in our discussions when we schedule the
24 work.

25 TRUSTEE PHILLIPS: I do have one question for

1 both Stephen and Paul. I happened to be doing the
2 abstract today, and I see that we're paying to have
3 the Claudio pump station to be ragged, and I asked
4 what the cost of that was. Apparently, there's a
5 couple of issues with it. Paul, is there something
6 that -- is the -- you know, is there something that
7 needs to be changed down there, or is it -- I mean,
8 we're --

9 ADMINISTRATOR PALLAS: No.

10 TRUSTEE PHILLIPS: Okay.

11 ADMINISTRATOR PALLAS: No, that's the
12 standard process. It sometimes gets overloaded and
13 we need to have some additional support from
14 outside vendors to help.

15 TRUSTEE PHILLIPS: Well, we just seem to be
16 spending a lot of money on it, that's why I'm
17 asking. It seems to be more than usual that's --

18 ADMINISTRATOR PALLAS: It's not a -- it's not
19 a function of the equipment, it's a function of
20 what comes into the station.

21 TRUSTEE PHILLIPS: Okay. So that station,
22 that station deals with what area in the Village?

23 ADMINISTRATOR PALLAS: Right where it is, I
24 mean, the downtown area there. I have to look at
25 the pipes, because it goes into two different

1 directions, but, generally, that lower Main Street
2 area.

3 TRUSTEE PHILLIPS: Okay. Where the -- where
4 Claudio's, where Claudio's feeds into that as well
5 and the apartment houses?

6 ADMINISTRATOR PALLAS: Claudio's, all
7 of the -- all the businesses on lower main, I
8 believe part of Front Street, if I'm not mistaken,
9 and probably part of upper Main as well.

10 TRUSTEE PHILLIPS: So is there something that
11 we should be telling the residents that they
12 shouldn't be putting down the system?

13 ADMINISTRATOR PALLAS: Sure, but, you know,
14 people --

15 TRUSTEE PHILLIPS: I'm just asking, because
16 it's --

17 ADMINISTRATOR PALLAS: You may, but it's --
18 we can certainly send out a, you know, PSA, put it
19 on the website and all that to remind people that
20 they shouldn't be throwing things out, but --

21 TRUSTEE PHILLIPS: I mean, because we do it
22 for Peconic Landing, I know. Maybe we should just
23 do it in general for the whole Village, period.

24 ADMINISTRATOR PALLAS: Yeah, we can, we can.
25 Yeah, we can do -- we can put together a quick

1 public service announcement for that.

2 TRUSTEE PHILLIPS: I mean, because it's not
3 just, you know -- I mean, I know the reason Peconic
4 Landing gets complicated, because I live with it
5 down on Atlantic Avenue, but I'm sure that I'm not
6 the only area, and that pump station is not the
7 only one either. So it would be -- you know, we're
8 dealing with environmental issues on the
9 waterfront. This would be one that, you know, we
10 should be dealing with as well --

11 TRUSTEE PHILLIPS: Yeah.

12 TRUSTEE PHILLIPS: -- that, you know,
13 don't -- especially don't dump medicine and gloves
14 and --

15 ADMINISTRATOR PALLAS: Right, yep.

16 TRUSTEE PHILLIPS: -- the other stuff. Okay.
17 That's it.

18 MAYOR STUESSI: Anybody have any additional
19 questions for the Treasurer?

20 TRUSTEE ROBINS: (Shook Head No).

21 MAYOR STUESSI: Okay. With that, we will
22 turn it over to Deputy Clerk Jeanmarie. Before we
23 do that, I want to thank you again for all of your
24 service to the community. You've worked double
25 time and triple time in order to help manage things

1 while we've been a little bit short-staffed. I'm
2 excited to know we've had some interviews for the
3 new Account Clerk position, and I believe we're
4 getting to a point where we're going to be able to
5 hire someone and get that in front of the Board
6 shortly.

7 As the community is aware, we are also going
8 to be appointing Candace Hall, who's here this
9 evening, as Village Clerk. This will be done at
10 next Thursday's meeting. She's here listening to
11 get familiar with things. And one of her first
12 tasks as well, when she's on board working with
13 Jeanmarie, is going to be issuing a Village Voice
14 newsletter, which will be going out once a month to
15 better communicate with the community.

16 So with that, Jeanmarie, I'll turn it over to you.

17 DEPUTY CLERK ODDON: Okay, thank you. Okay.
18 I had a few add-ons, I'll read them as such. Okay.

19 So starting off, we have a public assembly
20 permit application we received. We have one from
21 the Greenport Skate Park with the Summer Concert
22 Series. It already actually started, so we're
23 going to actually ratify that for the dates of
24 July 11th, the 25th, August 8th, 22nd, the 12th,
25 and then, finally, the September 26th event.

1 I also did take in an application from the
2 Greenport High School Class of '93, the Jeremy
3 Hamilton Memorial Scholarship Fund, for the
4 September 16th date, and they have a rain date of
5 September 17th. And customarily, the Village has
6 always done a waiver for the permit fee. So those
7 are the only two Public Assembly Permits that I
8 have.

9 I have several resolutions for our carousel,
10 seasonal camp and lifeguards. So we're hiring
11 Jonathan Rogue Secaida for a part-time carousel
12 employee at the hourly rate of \$15 per hour,
13 starting June 29th, 2023. We have Jocelyn Secaida
14 as a part-time seasonal carousel employee at the
15 hourly rate of \$15, also starting on the June 29th
16 date. Then we move on to hiring Yiannis Mousios as
17 a part-time seasonal lifeguard at -- for the Fifth
18 Street Beach, at an hourly rate of \$22 per hour,
19 effective June 25th, 2023. Then we have Austin
20 Jordan Luke as a part-time seasonal camp counselor
21 at an hourly rate of \$15 per hour, effective
22 June 21st. The next person is a part-time
23 Recreation Department employee, Christopher
24 Malinowski, for \$16 per hour to \$18 per hour,
25 effective July 22nd, 2023.

1 I have to check with Margo. I didn't realize
2 she has two things here. So I'll check with that
3 with Margo. If that's a typo, I apologize.

4 Then next the person is Preston Latney as a
5 part-time seasonal camp counselor at an hourly rate
6 of \$15 per hour, effective June 21st. She then has
7 Jayda Brianna Hubbard-Wirts as a part-time carousel
8 employee, at the rate of \$15 per hour, effective
9 July 5th.

10 Then she also has two more that she added,
11 which would be the hiring of William Ernest
12 Borkowski as a part-time seasonal lifeguard at
13 Fifth Street Beach, at an hourly wage of \$22 per
14 hour, effective June 24th. And then another
15 lifeguard, Colin Matthews Heeg, part-time seasonal
16 lifeguard at Fifth Street Beach, an hourly wage of
17 the \$22, and that's effective June 30th. That
18 concludes all of Margo's hirings.

19 The next thing that we have is the public
20 hearings to be scheduled for the July 27th, 2023
21 regular board meeting for the wetlands permits were
22 published in The Suffolk Times on July 13th. That
23 would be the wetlands permit application submitted
24 by En-Consultants for Stirling Cove Condominium on
25 behalf Robert Ward, President, and the property is

1 located at 49 Stirling Cove.

2 Then the other wetlands permit was Greenport
3 Yacht and Ship Building, Incorporated, and that's
4 on behalf of Stephen Clarke, owner of the property,
5 and that's at 201 Carpenter Street, New York. And
6 that conclude everything.

7 MAYOR STUESSI: Okay. Does anybody from the
8 Board have any questions for Deputy Clerk?

9 (No Response)

10 MAYOR STUESSI: All right. With that, as
11 most of the community is aware who attended the
12 Vision session, Attorney, long-time Village
13 Attorney, Joe Prokop, retired from the Village. As
14 well, our Planning and Zoning Attorney moved on, is
15 now the Attorney for the Town of East Hampton.

16 At our last meeting, Brian Stolar was
17 appointed, and, also, we had a resolution in
18 regards to him being appointed to Planning and
19 Zoning. This evening, we have his associate,
20 Jared Kasschau, also from Harris Beach. I'm going
21 to be appointing both of them to the role of
22 Village Attorney, as well as the addition of the
23 appointment of Jarred to the role of dealing with
24 Zoning and Planning as well. This will be on next
25 week's meeting as a resolution, together with

1 contractor review.

2 With that, I would just ask if you could give
3 the community a very brief background on your firm
4 and resources, which would be wonderful to hear.
5 Thank you.

6 MR. KASSCHAU: Thank you, Mayor. Good
7 evening, everyone. My name is Jarred Kasschau.
8 I'm delighted to be here this evening, and we're
9 excited to work with the Village as Village
10 Attorney and as Counsel to the Planning and Zoning
11 Commission.

12 I am a member of the firm of Harris Beach.
13 We have offices all throughout New York State. We
14 represent hundreds of municipalities. Our firm is
15 comprehensive. We're able to handle essentially
16 all issues that municipalities potentially could
17 come across. So we -- and, by the way, the fact
18 that Brian and I are both here doesn't -- we're not
19 going to be charging you for both of our time this
20 evening.

21 (Laughter)

22 MR. KASSCHAU: We just wanted to have the
23 opportunity to meet you, both, and both of us
24 wanted to meet you in person. But we're excited to
25 be able to help the Village, not only with standard

1 municipal issues, but any litigation that should
2 come across the Village, environmental issues. We
3 have deep experience there, as well as in the areas
4 of planning and zoning and land use. Brian just
5 wants to introduce himself.

6 MR. STOLAR: Just to introduce myself, Brian
7 Stolar. Excuse me. Sat with the Planning -- the
8 Zoning Board Tuesday night, so some of you may have
9 seen me there, certainly, John did.

10 But, in any event, as Jarred said, our firm
11 does a lot of municipal work. We are going to be
12 handling the municipal work inhouse for the
13 Village. Jarred and I are going to be Co-Village
14 Attorneys. Essentially, one of us will be here at
15 a time. As he said, you won't have both of us
16 here.

17 My experience, I've been doing municipal law
18 and representing villages for nearly 30 years.
19 Currently, Village Attorney for five villages, now
20 six, and have been Village Attorney and special
21 counsel to various municipalities, mostly villages,
22 over the course of my 30 years of practice.

23 MR. KASSCHAU: And just, also, by way of my
24 background, I'm the former County Attorney for
25 Nassau County. I had served under Laura Curran's

1 administration. So I manage a large size municipal
2 law office of 55 attorneys, 20 support staff and
3 six investigators.

4 So we're both, again, excited to be here and
5 help the Village. Thank you, Mayor. Thank you, Board.

6 MAYOR STUESSI: Thank you. It's wonderful to
7 have you. And as we've had discussions in past
8 meetings and the Vision meeting, we're at a very
9 different place in Greenport's history and there's
10 a lot of resources that are needed for the Village.
11 It would be wonderful to have the depth of
12 experience of your firm.

13 As I also noted in our last meeting, when
14 Brian was appointed to Planning and Zoning Board, I
15 have either had the great fortune or misfortune of
16 dealing with hundreds of law firms over my career
17 with, you know, thousands of attorneys and them.
18 And while I did, in full disclosure, a very small
19 project with your firm, I think you guys are
20 enormously qualified to help out the Village.

21 MR. KASSCHAU: Thank you, Mayor.

22 MR. STOLAR: Thank you.

23 DEPUTY CLERK ODDON: Excuse me, Mayor Kevin,
24 we have some resolutions. Are we going to do those
25 resolutions?

1 MAYOR STUESSI: The ones for their
2 appointments will be done next week, as I've just
3 stated.

4 DEPUTY CLERK ODDON: Okay.

5 MAYOR STUESSI: In regards to the other one
6 that we have -- where is it? I will go ahead and
7 make the motion.

8 ADMINISTRATOR PALLAS: Mr. Mayor, I
9 apologize, before you do that, the two for tonight,
10 one would be the last one on the list from the
11 second page of the agenda.

12 MAYOR STUESSI: Okay, got it, I see it here.

13 TRUSTEE PHILLIPS: Yeah.

14 MAYOR STUESSI: All right. So with that, I
15 will make a *motion to approve the resolution hiring*
16 *of Michael Elco as a full-time Code Enforcement*
17 *Officer for the Village of Greenport, at a pay rate*
18 *of \$25 an hour, effective August 3rd, 2023. All*
19 *health insurance and other full-time employment*
20 *benefits, provisions specified in the current*
21 *contract between the Village of Greenport CSEA*
22 *Local 1000 apply to this hiring, as does the*
23 *standard 26-week Suffolk County Civil Service*
24 *probationary period.*

25 With that, I would like to make a motion for

1 approval. Can I have a second?

2 TRUSTEE PHILLIPS: I'll second it.

3 MAYOR STUESSI: Any Board discussion on this?

4 (No Response)

5 MAYOR STUESSI: All in favor?

6 TRUSTEE ROBINS: Aye.

7 TRUSTEE BRENNAN: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 MAYOR STUESSI: Aye.

11 The motion passes. For the benefit of the
12 community, this is additional Code Enforcement,
13 which we desperately need in the Village. This was
14 part of our new budget. It's wonderful to see, and
15 I'm glad that we will have him on staff and on the
16 streets of the Village here very quickly.

17 *The second motion I would like to make a*
18 *motion for approval is on Whereas, the Village is*
19 *desirous of renovating the North Ferry queuing*
20 *area, as described in a proposed Second Amendment*
21 *to the lease agreement, with the Long Island*
22 *Railroad Company. Now, therefore, the Board*
23 *approves the proposed Second Amendment to the lease*
24 *agreement subject to the Village Attorney approval*
25 *as to form, and authorizes the Mayor to execute the*

1 *amendment upon such approval.* I'll make a motion
2 for approval. Do I have a second, please?

3 TRUSTEE BRENNAN: Second.

4 MAYOR STUESSI: Any questions or discussion
5 on this?

6 (No Response)

7 MAYOR STUESSI: All in favor?

8 TRUSTEE ROBINS: Aye.

9 TRUSTEE BRENNAN: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE DOUGHERTY-JOHNSON: Aye.

12 MAYOR STUESSI: Aye.

13 The motion passes. With that, I will open up
14 the meeting to public comment before we go into the
15 Mayor's and the Board's report. We're going to
16 have a lengthy evening discussing the work of the
17 Code Committee, and a few other more minor issues,
18 but I know it might stretch to be quite a late
19 night. So if anybody from the public has any
20 public comments, please, go to the podium, and we
21 would like it hear from you now. No public
22 comments?

23 JOHN WINKLER: Yeah.

24 MAYOR STUESSI: Please. John, why don't you
25 go first.

1 JOHN WINKLER: John Winkler, 175 Fifth Street.
2 Two months ago I came here and asked the Board
3 about the Sixth Street Beach area that's been
4 under -- undermined from the water, and what the
5 repair was going to be down there. I don't know if
6 any permits have been applied for to have that
7 fixed, or are we just going to leave it that way?

8 MAYOR STUESSI: So in answer to your
9 question, we are working on a list of
10 prioritization of projects throughout the Village.
11 As part of the Waterfront Advisory Committee that
12 was formed through our efforts on updating our
13 Local Waterfront Revitalization Plan, we
14 established subcommittees. Patrick Brennan's
15 group, he is the subcommittee Chair of the Harbor
16 Management Infrastructure plan. I know that is on
17 his list. We have a number of other items
18 throughout the Village that are critical items that
19 need work and repair. One of the biggest ones that
20 I've spoken about prior publicly is the main marina
21 bulkhead wall, and it all comes down to funding,
22 and this is something that the Village is
23 endeavoring to work on, both expeditiously and in a
24 very disciplined manner.

25 So while we don't have an answer this evening

1 on when this may happen, it is on a list, and it
2 will be ranked in priority relative to a number of
3 other things that need to be done.

4 With that, Patrick, do you have anything else
5 to add on the work of your subcommittee?

6 TRUSTEE BRENNAN: Well, we're definitely
7 looking at that area. My committee meets on
8 Tuesdays at the Schoolhouse at 5 p.m. You're
9 welcome to come to a meeting. If you'd like
10 to engage in a more detailed discussion about your
11 concerns about that particular area, I'd welcome
12 that.

13 JOHN WINKLER: Well, the question I have is
14 this has happened in the past, it's happened on
15 Fifth Street, it's happened on Sixth Street, and we
16 never had to wait this long to restore what was
17 there.

18 And I'm concerned that because it's staying
19 that way so long, that the DEC is going to say,
20 "Hey, once the water takes something, you can't get
21 it back," okay? It's a concern.

22 And, also, the drain there is totally
23 clogged, because it's not extended out enough or
24 high enough for the drainage from Sixth Street to
25 drain, okay? So now you have more flooding on

1 Sixth Street when it rains, all right? And so at
2 least that pipe has to be extended to a point, or
3 raised to a point where the street can drain, okay?
4 And, again, we've done this in the past and it
5 hasn't taken this long. It hasn't taken two years
6 to repair, to put sand in where -- where it has
7 been deteriorated by the water or by a storm. This
8 has happened before. And I'm just -- I'm just
9 surprised this has taken so long, that's all.

10 I commend Trustee Brennan. I think it's a
11 great idea to -- when we do something down there,
12 that we have some kind of retention for the water
13 on that street, like we do have on Fifth Street, we
14 have dry wells, or whatever. I don't know what the
15 design would be, but something's got to be --
16 something's got to happen.

17 And this Verizon, that thing I heard about
18 tonight, when is that -- is that going to be
19 similar to what happened with PSE&G? We're tearing
20 up the street and putting a line down the street?

21 MAYOR STUESSI: Paul, would you like to
22 comment on that?

23 ADMINISTRATOR PALLAS: I do not have any
24 design information from them. My understanding is
25 that it's primarily going to be directional

1 drilling.

2 MAYOR STUESSI: It's too early to know.

3 JOHN WINKLER: So theres's nothing coming
4 down the street, not a conduit down the street,
5 like they did here?

6 ADMINISTRATOR PALLAS: There will be a
7 conduit, but my understanding is that the entire
8 project will be done by directional drilling.
9 That's my understanding.

10 JOHN WINKLER: Okay.

11 ADMINISTRATOR PALLAS: But, again, they have
12 not -- they're nowhere near --

13 JOHN WINKLER: I'm just -- I'm just wondering
14 if -- because I'm trying to coordinate. I'm trying
15 to think that we should do Sixth Street, Sixth
16 Street's a mess, to be paved. So if you're going
17 to do one thing, you should probably do both; you
18 know what I'm saying?

19 MAYOR STUESSI: Well, it's interesting you
20 mention that, because Paul and I had a conversation
21 recently about the challenges with a number of our
22 streets. And that's one of the discussion points,
23 is to whether they're going to be digging anything
24 up on Sixth Street, in which case it would not make
25 sense to potentially do any paving before that

1 happens.

2 JOHN WINKLER: Right.

3 MAYOR STUESSI: My hope is, as he said,
4 they're going to be doing directional drilling.

5 JOHN WINKLER: Right.

6 MAYOR STUESSI: So it might mean that the
7 street gets paved at a sooner time, but we just
8 don't know yet.

9 JOHN WINKLER: Yeah, okay.

10 MAYOR STUESSI: And we're relying on a lot of
11 other entities to get information, but these are
12 all --

13 JOHN WINKLER: I know -- I know the people on
14 Sixth Street probably have been waiting a long time
15 for that street to be paved, and Johnson, and
16 Johnson Place, also.

17 But second question I have, I saw in the
18 report about the test for the generators that's
19 going on right now, you know, for the State to be
20 approved. I don't know the --

21 TRUSTEE PHILLIPS: The DMNC test?

22 ADMINISTRATOR PALLAS: You're talking about
23 the power plant generators?

24 JOHN WINKLER: Yeah. And I just noticed
25 something in the report, that when we go to

1 generation, only one transformer is being used,
2 okay? No. 1, I think it was No. 1 would be fired
3 up to feed the Village when we're generating. Do
4 we -- what happens if that gener -- that
5 transformer fails, can we go on the second
6 transformer?

7 ADMINISTRATOR PALLAS: Yes. In fact, we
8 currently are running on both transformers today,
9 as we speak.

10 JOHN WINKLER: Okay. But we can make that
11 swap for generation?

12 ADMINISTRATOR PALLAS: No. The -- that's
13 only for testing. If we needed generation because
14 we lost service --

15 JOHN WINKLER: Okay.

16 ADMINISTRATOR PALLAS: -- it doesn't matter,
17 there's no transformer to tie into, because that's
18 on -- the generators run the low side of the
19 transformers, so there's no need to have a
20 generator -- a transformer at that point.

21 JOHN WINKLER: Okay. I'm under the
22 impression that the transformers that feed the
23 Village are two different voltages, and I know
24 there was an issue years ago, you know, putting
25 them to together --

1 ADMINISTRATOR PALLAS: No, we --

2 JOHN WINKLER: -- and turning them on at the
3 same time.

4 ADMINISTRATOR PALLAS: No.

5 JOHN WINKLER: And I know, I understand
6 that's been resolved. But I was just wondering why
7 there was only one transformer being used during
8 generation.

9 ADMINISTRATOR PALLAS: Again, that's only for
10 when we generate for testing purposes. Just the --
11 it's just the way that it was designed from the
12 beginning. It had nothing to do with -- with that
13 issue.

14 JOHN WINKLER: Okay.

15 ADMINISTRATOR PALLAS: They're totally
16 separate. It was part of the base design, but it
17 doesn't affect -- it doesn't impact our ability to
18 generate under emergency circumstances anyway.

19 JOHN WINKLER: Thank you. Thank you, I
20 appreciate it. The second question --

21 ADMINISTRATOR PALLAS: And just to clarify,
22 if I may.

23 JOHN WINKLER: Sure.

24 ADMINISTRATOR PALLAS: Just on the
25 paralleling of the transformers, that when we swap

1 from one to the other, which we've done at least a
2 half a dozen times this summer, it's not been an
3 issue.

4 JOHN WINKLER: No? Great, that's fantastic.
5 Thank you. Second thing, I heard -- I'm happy
6 about the solar panels for the firehouse here. I'm
7 concerned. Are those lithium batteries that we're
8 putting to charge it up, to charge lithium? Are
9 they --

10 TRUSTEE ROBINS: Of course

11 ADMINISTRATOR PALLAS: I'd have to -- I don't
12 remember exactly. They're outside, they're not
13 interior to the building.

14 JOHN WINKLER: Okay. Well, you know, what
15 I'm saying, is there some kind of fire suppression
16 that you required for them?

17 ADMINISTRATOR PALLAS: They're fully
18 contained within -- fully contained in a -- in a
19 box. You can see it right outside.

20 JOHN WINKLER: Yeah, okay. Well, you know,
21 I've seen some issues on T.V. of them exploding, so
22 I just -- it might be a good idea to see if we need
23 some kind of suppression on that, and not --

24 MAYOR STUESSI: So what I would say, and
25 we'll address this in a follow-up meeting, is,

1 statistically, solar panels tend to be just about
2 the most safe form of storage. Where you have
3 issues has been with both automobiles --

4 JOHN WINKLER: Uh-huh.

5 MAYOR STUESSI: -- and then in the smaller
6 battery storage, like you see on some of these
7 e-bikes.

8 JOHN WINKLER: Right.

9 MAYOR STUESSI: One of the first things that
10 our new Village Attorneys have done is circulate
11 some proposed language, that we're going to share
12 with the Board, to study of potentially updating
13 Village Code relative to battery storage on some of
14 these potentially more significant items --

15 JOHN WINKLER: Okay.

16 MAYOR STUESSI: -- which we'll get the Fire
17 Department involved in, too.

18 JOHN WINKLER: Thank you.

19 MAYOR STUESSI: Because they have dealt with
20 some of these issues.

21 JOHN WINKLER: Thank you very much.

22 MAYOR STUESSI: Thank you, sir. Anybody else
23 like to speak? Yes, ma'am. All right, you'll be
24 third.

25 GARY SCHARFMAN: That's fine.

1 MAYOR STUESSI: Please, ma'am.

2 ELIZABETH BUTLER: Elizabeth Butler,
3 514 Third Street. I'd like to know who to go to
4 with abandoned cars in the Village. There's a
5 number of them on the streets, and they've been
6 there, some of them, for more than a year.

7 I've called the Suffolk County -- the
8 Southold Police, they told me to call the Village.
9 I called the Village, they told me to call Southold
10 Police. Who do you call to remove abandoned cars
11 from our streets?

12 MAYOR STUESSI: So if you have something,
13 please email Alex Bolanos in Code Enforcement.

14 ELIZABETH BUTLER: Okay.

15 MAYOR STUESSI: You're welcome to copy the
16 Village Administrator, Paul Pallas, and myself on
17 that.

18 ELIZABETH BUTLER: Okay.

19 MAYOR STUESSI: This is something that we are
20 just diving into --

21 ELIZABETH BUTLER: Okay.

22 MAYOR STUESSI: -- and are going to be
23 enforcing. It is going to take a combination of
24 both the Village and the Police Department. And
25 Brian or Jarred, could you speak to it a little bit

1 more on how this is typically managed?

2 MR. STOLAR: In a village, on a village road,
3 the village has certain responsibilities, but those
4 cannot be undertaken alone. We need the police
5 assistance, which we will get, we're working on
6 that, and take steps from there to -- usually, if
7 necessary, and if they are deemed abandoned under
8 Vehicle and Traffic Law, you can take certain
9 steps, and we'll move forward with those steps as
10 we start to hear and see the complaints. You know,
11 I'm just --

12 ELIZABETH BUTLER: Okay.

13 MR. STOLAR: At this point, we are just
14 hearing, you know, what you're saying, general
15 information. Once we get details on vehicles,
16 whether those vehicles -- how long those vehicles
17 have been there, whether those vehicles have
18 plates, tags, inspection and/or registration
19 stickers, that information is important in
20 determining what steps can be taken.

21 ELIZABETH BUTLER: They have plates, but the
22 registrations and the inspections, one of the cars
23 on North Street is from '21. The other cars are
24 from '22 or '21. I have a list, I'll send it.

25 MAYOR STUESSI: Great. Send it over.

1 ELIZABETH BUTLER: I'll send it to Alex.

2 MAYOR STUESSI: This is part of our --

3 ELIZABETH BUTLER: Okay.

4 MAYOR STUESSI: -- stepped up enforcement --

5 ELIZABETH BUTLER: Okay.

6 MAYOR STUESSI: -- along with a number of
7 other things, including abandoned homes. So please
8 get it over and we will be doing it.

9 ELIZABETH BUTLER: I will. That's my next
10 question.

11 MAYOR STUESSI: Yes.

12 ELIZABETH BUTLER: Any bids on these, on
13 North Street and Third --

14 MAYOR STUESSI: It's in process, so bids were
15 received. The bid was awarded, and the house, the
16 first house on Johnson Street up by the cemetery is
17 going to be taken down on -- is it Wednesday next
18 week?

19 ADMINISTRATOR PALLAS: The current -- it's
20 tentatively scheduled for Wednesday, yes.

21 ELIZABETH BUTLER: Okay. Okay, very good.

22 MAYOR STUESSI: Yeah.

23 ELIZABETH BUTLER: And --

24 MAYOR STUESSI: And, hopefully, in time to
25 celebrate the opening of -- the ribbon cutting and

1 move-in of the Habitat for Humanity house right
2 next door --

3 ELIZABETH BUTLER: Good.

4 MAYOR STUESSI: -- which is the following
5 week.

6 ELIZABETH BUTLER: Okay. Thank you very much.

7 MAYOR STUESSI: Thank you.

8 ELIZABETH BUTLER: Thank you.

9 MAYOR STUESSI: It's your turn now.

10 GARY SCHARFMAN: Hi. Gary Scharfman from
11 312 Fifth Street in West Dublin. I just wanted to
12 provide an update on the railroad and roadways that
13 lead into West Dublin, on Fourth and Fifth Street
14 in particular, and even Sixth Street.

15 As I think many here know, this has been
16 ongoing now for well over a year. And I've been in
17 contact with Senator Palumbo's Office, with his
18 District Office Director, Angela Noncarrow, who has
19 been -- we've been in communication, I think, I
20 think people know, for the better part of almost a
21 year now. And today, in advance of knowing that I
22 was coming to this meeting, she gave me an update
23 that I'd like to share, which some of this has been
24 rehashed, so I'll try and -- I'll try and skip
25 through some of it.

1 But it turns out that her new contact at the
2 MTA Long Island Railroad, who she's not privileged
3 to share the name with me, or to share with the
4 assembled, is a new person, or relatively new, and
5 let her know that this supposed list, that
6 Greenport's railroad repair work might actually now
7 not -- not be on the list due to funding issues.
8 And that, in fact, was asking her office if they
9 had some -- Senator Palumbo's Office had some
10 discretionary funds to put towards this repair
11 work. And she let him, she let this person know
12 that no, there was no discretionary funding in
13 his -- in his coffers, if you will.

14 And her contact said to her that he
15 recommended that she, or the Senator actually sent
16 an official letter on his stationary to him, and
17 that it's going to be sent by her, drafted by her
18 anyway, probably by the end of this week, both by
19 email and by standard mail.

20 And it's really just to get it on record,
21 because they're claiming, basically, at this point
22 that, you know, there's so many priorities for the
23 Long Island Railroad MTA to do this, this repair
24 work, that even though, as I think many people
25 know, those streets are very hazardous, not just

1 because of how -- you know, how unstable they are
2 to walk on, but there's even an attractive
3 nuisance, where one of the plates on Fifth Street,
4 you know, children who play there might get their
5 fingers cut off. And this -- the MTA is aware of
6 it, but they need to see a bit more, I guess,
7 official response from the Senator's Office.

8 And I asked about, in coming here this
9 evening, if there's anything that the Trustees
10 and/or the Mayor could do, but even if -- if
11 they're even entertaining, whether it be
12 co-signatories on such a letter, and she said no.
13 But what she'd recommend is that if the -- if the
14 Trustees and/or the Mayor wrote a separate letter,
15 that might -- that might help.

16 And she said, though she cannot share the
17 name of who this contact person is, she said you
18 could probably do the research to find out who this
19 person is. And the only thing I can say is I know,
20 going back, I think it must have been last May or
21 June when I first brought this up, Paul Pallas
22 had -- actually was in talks with people who
23 actually came from the MTA Long Island Railroad
24 some time over the course of the summer. So they
25 might be a good place to start, if, in fact, the

1 Mayor and/or the Trustees wanted to send some sort
2 of official notification to the Long Island MTA.

3 And what Angela Noncarrow, again, the
4 District Office Director for the Senator's Office,
5 said was that, definitely, it would be okay, and
6 it's just to reference that the Village is well
7 aware that the Senator's Office is sending a
8 parallel, you know, entreaty, and to -- and to
9 incorporate that into the correspondence.

10 Now, whether anything comes of this at all,
11 and then the generic, you know, funds are limited
12 kind of thing, we don't know. She did ask me to
13 let her know whether the Trustees and/or Mayor
14 wanted to send such a letter, and just to keep it
15 coordinated. And she offered to also keep me in
16 the loop on any response she receives from her
17 contact at the Long Island Railroad MTA. And that
18 we agreed that if she did not hear anything by the
19 end of October, and if, let's say, this -- the
20 assembled here did not hear anything, you know, we
21 could talk about maybe other, other actions or
22 activities, because I said, you know, I mean, is it
23 something that you get the media involved in? And
24 she said, well, let's give -- let's give the
25 Long Island Railroad MTA the opportunity to at

1 least respond to these entreaties.

2 So I'm just raising this to the -- to the
3 Mayor and the Trustees now, as I've done before, to
4 say, you know, I mean, it's a letter. I mean,
5 there might be -- there might be people that you
6 know that, obviously, are not having any awareness
7 of, or people that you've been in contact with
8 already who might be receptive to such a
9 correspondence.

10 And, you know, it's -- I have the letter that
11 I drafted last year to Senator Palumbo's Office,
12 and they got back to me, you know, pretty quickly.
13 So, I mean, all the information is kind of in here
14 already. But if I could be of help in drafting
15 anything, I'd be happy to.

16 And I just would like to think that this
17 isn't going to languish, because right now a year
18 has gone by, the roads are in bad condition, over a
19 year ago, and they continue to be. And I think
20 unless this Village, with the Senator, and perhaps
21 in partnership, do something, it's going to
22 continue. And, at some point, there is going to be
23 a really bad accident on one of those streets, and
24 there'll be a lot of, you know, head -- you know,
25 head-holding, and all that kind of stuff, and it's

1 avoidable.

2 MAYOR STUESSI: Great. Thank you for
3 speaking, Gary. It is an important issue. I ride
4 my bicycle across it all the time. I was on the
5 phone with the Governor's Office on something else
6 this morning, and they said if we need help with
7 things, they'll do it. I'm happy to write a
8 letter. Paul, do you have any other comments on
9 this from past experience?

10 ADMINISTRATOR PALLAS: No. I mean,
11 Mr. Scharfman is correct, this has been going on
12 for a bit. And we did meet out there last summer,
13 and it just seems that they did have funding, so I
14 don't know what happened.

15 I -- in my call tomorrow, I believe some of
16 the same people that were at the meeting will be on
17 the call tomorrow that I have regarding the ferry
18 queue project. I will certainly mention to them
19 that there is an ongoing concern.

20 MAYOR STUESSI: Great. Thank you, sir.
21 Anybody else like to speak? Please, ma'am. State
22 your name and address for the record, please.

23 CATHY LENIHAN: Cathy Lenihan, 139 Fifth
24 Street. I think it's great that we brought another
25 compliance officer. And I was just wondering how

1 the schedules are going to be coordinated, so that
2 there is a compliance officer seven days a week in
3 Greenport, and specifically managing, visiting,
4 looking at the code compliance at the Fifth and
5 Sixth Street Beach.

6 MAYOR STUESSI: I -- the schedule has not yet
7 been developed, because we haven't extended the
8 offer to the individual, but rest assured, the goal
9 is to have coverage seven days a week.

10 CATHY LENIHAN: So when do we anticipate,
11 because the summer is the busiest time down there?

12 MAYOR STUESSI: He is starting -- was it
13 August 3rd, I believe, in the resolution?

14 ADMINISTRATOR PALLAS: Yes. That is correct, yes.

15 MAYOR STUESSI: Yes. So this is going to be
16 worked on over the next week-and-a-half. But, as
17 you know, we've spent a lot of attention on dealing
18 with things down at the Fifth and Sixth Street
19 Beach. We have the commitment of the Police Chief
20 that he has made it, quote-unquote, special
21 projects. They're spending a lot of additional
22 effort down there, too. And it's a matter of
23 balancing things throughout the needs -- throughout
24 the course of the Village.

25 As I think I had explained to you at the

1 Vision meeting, we're dealing with issues that are
2 even more challenging over on Third Street beyond
3 the basketball courts and the park over there.

4 CATHY LENIHAN: Sure.

5 MAYOR STUESSI: So it's a resource issue, but
6 it is front and center --

7 CATHY LENIHAN: Yeah.

8 MAYOR STUESSI: -- and a priority.

9 CATHY LENIHAN: And I'm not sure that we need
10 like a heavy touch of police, but more so the
11 lighter touch of a compliance officer who is down
12 there on a regular basis. I think many of the
13 people that go down there might not know the rules
14 of the park. And so I'm not really advocating that
15 we have police walking through the park, but more,
16 how are we communicating what the rules are? How
17 are we communicating to people who are using that,
18 if you're a party over 20 or 25, that they're
19 supposed to have a permit? How are we
20 communicating if there are large parties and we
21 approve permits to the residents who live in the
22 community? I think that's -- I mean, I don't think
23 we want police walking that park on a regular
24 basis. I think it's more about communication, what
25 the rules are, and then, you know, a light-touch

1 enforcement to start. And then if it becomes a
2 bigger issue, then we would, you know, have police
3 come in. But I just -- I think --

4 MAYOR STUESSI: Police are primarily there to
5 deal with the speeding and some of the other issues
6 of drinking that we had talked about at the last
7 meeting.

8 CATHY LENIHAN: But amplified music, I think
9 it was happening again this weekend. I mean,
10 that's a really easy thing to cite when they're
11 putting up speakers. And if there was someone who
12 was just --

13 MAYOR STUESSI: This is -- this is why we
14 just hired another Code Compliance Officer.

15 CATHY LENIHAN: Perfect, great. And so how
16 would we know? Like, because of the weekends, you
17 can't call Village Hall and say like, "Who's on?"
18 So how would we know who's on, and how do you
19 get -- or how are you able to get in touch with
20 that person over the weekend?

21 MAYOR STUESSI: A work in progress. We will
22 be putting together some sort of schedule, and
23 would be happy to share it once, once that's in
24 place.

25 CATHY LENIHAN: Great. Thank you.

1 MAYOR STUESSI: Thank you. Any other
2 questions from the public? Yes, sir. Kevin, how
3 are you?

4 KEVIN QUINLAN: Hello, Kevin. How are you?

5 MAYOR STUESSI: Good, thank you.

6 KEVIN QUINLAN: Kevin Quinlan, 181 Fifth Street,
7 Greenport. I know we brought it up before, and I
8 don't want to be an old hag about it, but we do
9 have a problem down on Fifth Street with speeding,
10 a lot of speeding.

11 We talked about possibly putting up speed
12 bumps down there. And I know that the Village
13 doesn't want to do it, because they say it's a
14 problem with the snowplowing, but there are
15 temporaries. If you go down to Beixedon in
16 Southold, you can see it, they have temporary ones
17 you can put down.

18 I've even talked to some of my neighbors, and
19 I'd be willing to do. I'd be willing to put my
20 money out and put a set of them out there and just
21 solve the problem, because, you know, I've been
22 down there for years and years, and it's -- it's
23 getting worse and worse. It's getting to the point
24 where people are doing 65 miles an hour down
25 Fifth Street and they're blasting through the stop

1 signs. And it's going to take until somebody gets
2 killed or somebody gets really hurt, because
3 there's a lot of people with dogs and there's a lot
4 of people with kids down there, and somebody's
5 going to get hurt, and then they're going to say,
6 "I wish we had done something about it."

7 And I know the police are down there, but
8 they're not down there like they should. I know
9 they're -- they're watching out on the Main Road
10 and everything, but it's a problem with people
11 going through the stop signs.

12 And another thing that might help is before
13 Johnson Place there, is maybe putting a stop sign
14 where Johnson Place is coming from the beach to get
15 them to stop, because they're getting a running
16 start from the beach. And I'm telling you, I was
17 out there one night, 65 miles an hour past my house
18 and blasted every stop sign, and it's -- and it's
19 going to end up really bad down there.

20 So I just -- I just hope we can do something,
21 and maybe look into speed bumps. And, like I said,
22 I'd be willing to buy a set myself and put them out
23 there.

24 MAYOR STUESSI: I had a discussion with the
25 Police Chief about this issue last week. He was

1 not necessarily opposed to it. They've had mixed
2 experience with it in different places. As a
3 resident of the neighborhood, I would be for it.
4 I'd be curious, Paul, on your perspective and
5 anybody from the Board on an opinion regarding it.

6 ADMINISTRATOR PALLAS: Well, I would -- I
7 would have deferred to the Police Chief on that
8 question. But I would think that, certainly,
9 the -- not necessarily the narrow one, but the
10 wider speed, what they call speed humps, you know,
11 on a temporary basis, so they don't interfere with
12 the plows, as you're suggesting, might be something
13 worth looking into, and I can certainly start
14 investigating that.

15 MAYOR STUESSI: Yeah. The only other comment
16 the Chief had made was there might potentially be
17 some insurance issues. He was aware of problems in
18 other communities. Have either one of you two
19 dealt with this elsewhere?

20 MR. STOLAR: In virtually every one of my
21 villages this is a current topic. They all seem
22 to -- you have a lot of people who think that speed
23 humps or bumps will control speed, they don't
24 necessarily do that, but --

25 MR. KASSCHAU: Cause accidents.

1 MR. STOLAR: Yeah. You have the possibility
2 that as a result of putting a hump or a bump in a
3 particular location, you could create a dangerous
4 situation. So in those instances where my
5 municipalities have put in the humps or the bumps,
6 they have done it only after an engineering report
7 says it would be an appropriate place after
8 performing a traffic, an underlying traffic study
9 and a site analysis.

10 MAYOR STUESSI: Which I would imagine, Paul,
11 insurance would require some sort of report to do
12 it, likely.

13 ADMINISTRATOR PALLAS: I would -- I would
14 think it would be, yes. I would -- yes. The short
15 answer is yes.

16 MAYOR STUESSI: I mean, it's definitely worth
17 looking into.

18 KEVIN QUINLAN: Okay.

19 MAYOR STUESSI: The Chief would support the
20 idea, I think, based upon our discussion.

21 KEVIN QUINLAN: It would be nice if they
22 could look into it before something does happen.

23 MAYOR STUESSI: Yeah.

24 KEVIN QUINLAN: You know?

25 TRUSTEE PHILLIPS: Well, the only thing that

1 I'd like to take is a broader picture, because I
2 believe probably the rest of the Trustees, along
3 with myself, have not just -- it's not just down at
4 Fifth and Sixth Street Beach that it's happened,
5 it's --

6 KEVIN QUINLAN: No, I can imagine, but I live
7 there and I just see it firsthand, so --

8 TRUSTEE PHILLIPS: Well, I'm on Atlantic
9 Avenue and I have --

10 KEVIN QUINLAN: No, I know.

11 TRUSTEE PHILLIPS: -- a great many, that, you
12 know, it's kind of hard. I've been in other areas
13 where they've taken the speed bumps away, because
14 the speed didn't matter. They hydroplaned across
15 them, or they've bounced off of them and had
16 accidents, so.

17 But my concern is that the policing issue for
18 the Village, as far as speeding, I think we'll get
19 into it later with some of the Trustees' reports.
20 We have problems with the electric bikes and
21 electric --

22 KEVIN QUINLAN: Yeah.

23 TRUSTEE PHILLIPS: People going across
24 crosswalks and not paying attention with their cell
25 phones. U-turns, downtown Greenport is out of

1 control. They see a parking spot and all of a
2 sudden it's a U-turn. And I'll be honest, I've
3 seen residents doing it, it's not just the
4 tourists.

5 KEVIN QUINLAN: Oh, I know.

6 TRUSTEE PHILLIPS: So I understand where
7 you're coming from.

8 KEVIN QUINLAN: Uh-huh.

9 TRUSTEE PHILLIPS: But I also would like to
10 include that it's a bigger picture that we also
11 need to be discussing with the Police Chief.

12 KEVIN QUINLAN: But if it can be looked into,
13 we'd appreciate it, before --

14 TRUSTEE DOUGHERTY-JOHNSON: I know another
15 resident who reached out to me about stop signs
16 like farther up on Sixth Street. Like I don't
17 think there are stop signs at all the -- and I know
18 you're saying people are blowing stop signs.

19 KEVIN QUINLAN: Right.

20 TRUSTEE DOUGHERTY-JOHNSON: But possibly like
21 more stop signs first might -- they might get the
22 idea.

23 KEVIN QUINLAN: Right. Well, Fifth Street --

24 TRUSTEE DOUGHERTY-JOHNSON: And I like the
25 idea of the one by Johnson.

1 MAYOR STUESSI: The issue on Fifth is they
2 just blow through the sign.

3 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

4 KEVIN QUINLAN: Fifth Street, it's been
5 repaved, so it's --

6 MAYOR STUESSI: Yeah.

7 KEVIN QUINLAN: It's like a speedway for them
8 now, so they can get a running start there. But if
9 we could look into a stop sign there and maybe
10 possibly speed bumps, we'd appreciate that.

11 TRUSTEE BRENNAN: I have a question for the
12 Attorneys. Are there other mechanisms that have
13 been successful in your experience in other
14 villages besides a speed bump?

15 MR. KASSCHAU: I think a traffic study
16 makes -- as Brian suggested, makes the most sense,
17 because an engineer can say, "All right, maybe you
18 could reconfigure the traffic," current stop sign
19 and move it a block forward or a block afterward,
20 or have one-way street, perhaps. But they'll put
21 together a plan that the Village can rely upon.

22 As Brian pointed out, if there's a claim made
23 against the Village for, you know, erecting a speed
24 bump, and somebody gets into an accident and blames
25 the Village for putting in a speed bump in an

1 erroneous position, having that traffic study done
2 in advance will insulate the Village from any
3 claims. So it may be worthwhile. And if it's more
4 than one street, it may be worthwhile for the
5 Village to conduct a broader traffic study to
6 contemplate those other highways as well.

7 MAYOR STUESSI: Yeah.

8 MR. KASSCHAU: I should point out that
9 signage that's put up in it incorrectly, I'll say,
10 in an area that leads to a terrible traffic
11 condition, those are, in my estimation, the -- now
12 the highest level of claims that you're seeing
13 against municipalities. In Nassau County, we had
14 one absolute tragic case where somebody was
15 rendered quadriplegic, and it was all the result of
16 a signage issue. So it should be done deliberately
17 with expert analysis.

18 MAYOR STUESSI: And so that's a good example,
19 that if you potentially put out a temporary speed
20 bump, but didn't have signage warning of it --

21 KEVIN QUINLAN: Uh-huh.

22 MAYOR STUESSI: -- and, God forbid, somebody
23 flew over it and caused some problem, it could
24 potentially be very problematic for the Village.

25 KEVIN QUINLAN: So you have to put signs up.

1 MAYOR STUESSI: It's something else that
2 needs to be brought up.

3 KEVIN QUINLAN: You have to warn them that
4 it's there?

5 MAYOR STUESSI: Correct, yeah.

6 KEVIN QUINLAN: Right.

7 TRUSTEE BRENNAN: What about speed cameras
8 with flashing signs, do those work?

9 MR. KASSCHAU: I mean, I -- we could ask an
10 expert as to whether they work. I know they work
11 personally for me. When I see that, you know, it's
12 flashing red --

13 (Laughter)

14 MR. KASSCHAU: -- you know, I think twice.
15 So, you know, they also make less noise than a
16 speed bump does.

17 TRUSTEE PHILLIPS: But I think it also brings
18 the point that maybe later on, when we get into the
19 discussion with the Trustees, that maybe we -- we
20 all know we have traffic issues, it's gotten worse.

21 MAYOR STUESSI: Yep.

22 TRUSTEE PHILLIPS: We have talked about it.

23 MAYOR STUESSI: Yeah.

24 TRUSTEE PHILLIPS: We have people who -- you
25 know, we want to call ourselves a walking

1 community, as Julia and I were talking about, which
2 has some other things going on with sidewalks, but
3 I think perhaps -- we have truck issues with
4 loading zones downtown and other areas. Maybe it's
5 time we did do a traffic study and took a look at
6 how the traffic flows through the Village, so that
7 we just make it safer for the residents throughout
8 the whole village, and just -- just bite the bullet
9 and do it. It's going to get worse, it's not going
10 to get any better

11 KEVIN QUINLAN: Well, I appreciate your time.
12 Hopefully, we can conquer this.

13 TRUSTEE ROBINS: I mean, you basically read
14 my comments when you made your comments, that's
15 what I was going to talk about. But I noticed that
16 Southold has put little -- has put speed -- not
17 cameras, but, you know, a display.

18 KEVIN QUINLAN: Oh, the signs.

19 TRUSTEE PHILLIPS: Yeah, but we talked
20 about --

21 TRUSTEE ROBINS: I've seen them in a number
22 of places in Southold Town on their side roads and
23 stuff like that now. I think another option may
24 be, you know, beyond speed bumps and stuff like
25 that, I know what New York City has done over the

1 years, they have the Zero -- Zero Vision
2 Initiative, I think they call it, to try and
3 prevent, you know, pedestrians who are being struck
4 by cars. Because I really agree that that is one
5 of our most dangerous situations right now, people
6 not obeying stop signs, not obeying pedestrian
7 crosswalks, you know. And I agree with Kevin, I
8 think it's only a matter of time before someone
9 gets seriously injured.

10 KEVIN QUINLAN: Oh, it's only a matter of time.

11 TRUSTEE ROBINS: It's very, very scary right
12 now here in the Village, to be honest with you.
13 It's a serious problem that I think we should be
14 dealing with.

15 MAYOR STUESSI: Well, it's a national
16 problem, not just here, but it's something --

17 TRUSTEE ROBINS: No, of course not.

18 KEVIN QUINLAN: Right.

19 MAYOR STUESSI: -- that we need to dive into.

20 TRUSTEE ROBINS: You know, it's our Village.

21 MAYOR STUESSI: And as it relates to those of
22 us that cycle as well, I take my life in my hands
23 every day --

24 KEVIN QUINLAN: Oh, yeah.

25 MAYOR STUESSI: -- I'm on my bicycle. Thank

1 you, sir.

2 KEVIN QUINLAN: Thank you.

3 MAYOR STUESSI: Anybody else have anything
4 before we -- oh, I'm sorry, I thought you were
5 going up to speak.

6 JOHN WINKLER: Can I add something? I just
7 want to add something to my neighbor's proposal
8 down at the beach. The signs with the rules are so
9 small, you can't even see them, you know.

10 MAYOR STUESSI: That's a good point. I
11 actually looked at them last week when --

12 JOHN WINKLER: And they probably should be
13 bilingual, also.

14 MAYOR STUESSI: Yeah.

15 JOHN WINKLER: Because when the Code
16 Enforcement goes down there, they're not going to
17 know what he's talking about.

18 MAYOR STUESSI: It's a great point. Paul,
19 can you make a note of that, please?

20 ADMINISTRATOR PALLAS: I will.

21 JOHN WINKLER: Thank you.

22 MAYOR STUESSI: Let's look at increasing the
23 size, and doing a bilingual one underneath it.
24 Anybody else?

25 (No Response)

1 MAYOR STUESSI: Okay, with that, we will be
2 moving on to the Mayor's and the Board's reports.
3 We're going to have a lengthy one from Trustee
4 Phillips relative to the Code Committee. So with
5 that, we'll save you for --

6 TRUSTEE PHILLIPS: For me for last, but --

7 MAYOR STUESSI: For last.

8 TRUSTEE PHILLIPS: Are we just going to not
9 discuss this and just leave it open?

10 MAYOR STUESSI: Yeah. So there was to be a
11 Board discussion regarding an open public hearing
12 with a wetlands permit. I know we don't yet have
13 information from the Southold Town Trustees, that
14 it hasn't been published.

15 ADMINISTRATOR PALLAS: That's correct.

16 MAYOR STUESSI: So I think we should keep
17 this open for the moment.

18 ADMINISTRATOR PALLAS: Yeah. That was a
19 requirement that you all had --

20 MAYOR STUESSI: Right.

21 ADMINISTRATOR PALLAS: -- and you wanted to
22 see that before you did anything.

23 MAYOR STUESSI: Yeah.

24 ADMINISTRATOR PALLAS: And it's not -- we
25 don't have it, and I don't believe we'll have it in

1 time for next week either, from what I understand.

2 TRUSTEE BRENNAN: I noticed in that
3 correspondence that was circulated about this
4 matter, there was a comment from Southold, I
5 believe, about some response they wanted from the
6 Village.

7 TRUSTEE PHILLIPS: No, I think it was from
8 the developer.

9 TRUSTEE BRENNAN: Does that sound correct?

10 TRUSTEE PHILLIPS: I think it was from the
11 developer, wasn't it? Hold on, I have it with me
12 here.

13 MAYOR STUESSI: The developer asked about
14 whether we got anything from the Trustees.

15 TRUSTEE PHILLIPS: Right. That was --

16 MAYOR STUESSI: Yeah, but they haven't
17 published their notes yet.

18 TRUSTEE PHILLIPS: No, but what was sent
19 around was the presubmission.

20 MAYOR STUESSI: Yeah.

21 ADMINISTRATOR PALLAS: If I may, the document
22 that was circulated was a field report from the
23 Southold Trustees for their purposes at their
24 meeting. It would ultimately result in some -- I
25 don't want to call it action, because they don't

1 issue a report, they rely on their minutes to guide
2 the -- what the applicants are required to do.
3 That's my understanding in discussion. So if -- I
4 glanced at that quickly, but I didn't see a comment
5 about it. I don't recall exactly what the wording
6 was, but I believe it would be an action that the
7 Southold Trustees would have required of the
8 applicant, not something that they're asking of us.

9 TRUSTEE PHILLIPS: Right, no, no. There
10 was -- they're requiring the structure -- they're
11 pulling the structure in a different direction.

12 MAYOR STUESSI: Yeah.

13 TRUSTEE PHILLIPS: Which is going to change
14 our wetlands permit, in all honesty, I believe.

15 MAYOR STUESSI: Yeah. So I think we need to
16 wait --

17 TRUSTEE PHILLIPS: We'll leaving it for the
18 Trustees.

19 MAYOR STUESSI: -- wait for it, and then we
20 can address this. Lily, do you want to start your
21 report?

22 TRUSTEE DOUGHERTY-JOHNSON: Sure.

23 DEPUTY CLERK ODDON: Excuse me, just one
24 moment. Correct me if I'm wrong. Do we have to do
25 a motion to have this remain open?

1 TRUSTEE PHILLIPS: No.

2 MAYOR STUESSI: No.

3 DEPUTY CLERK ODDON: Okay. Thank you. I
4 just wanted to make sure.

5 TRUSTEE DOUGHERTY-JOHNSON: I just have a
6 quick update on Dances in the Park, which has been
7 great. It hasn't rained. Bands have come, lots of
8 people have come, we got pretty good donations. If
9 anyone really wants to volunteer M.C., I'm happy to
10 let other people do that. Quickly, the Vision
11 meetings were also --

12 MAYOR STUESSI: Pardon me for a second.

13 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

14 MAYOR STUESSI: Back to Dances in the Park.
15 Might it make sense to look at staggering some of
16 the Village staff who are collecting donations?
17 Because I noticed that they are gone the second the
18 sun sets, and then people start having even more
19 fun. And my hope would be that if we're able to
20 continue with the donation box until later, as it
21 gets dark and people are having more fun, they
22 might have a higher propensity to donate.

23 TRUSTEE DOUGHERTY-JOHNSON: Yes. I mean, if
24 we have the staff who's willing to stay that late, yes.

25 TREASURER GAFFGA: In the past, the problem

1 has been getting the staff to be willing to stay.

2 MAYOR STUESSI: Uh-huh.

3 TREASURER GAFFGA: We've relied on
4 part-timers in the past, and we did not have any, I
5 believe, on the last Dances. I don't think any of
6 the part-timers were willing to stay late, and then
7 we have to rely on other Village staff to come in
8 on overtime and stay. So it's really dependent on
9 staffing. I don't know. I mean, I know some --

10 MAYOR STUESSI: So maybe you could explore it
11 with Rick in the marina --

12 TREASURER GAFFGA: Absolutely.

13 MAYOR STUESSI: -- to see if -- you know,
14 Mondays tend to be much slower in the marina. So
15 maybe some of those staff, a couple of them might
16 come later in the marina, but then stay a bit
17 later, rather than coming at the normal hour --

18 TREASURER GAFFGA: I will have a conversation
19 with them, yes.

20 MAYOR STUESSI: -- if it makes sense for
21 their other duties.

22 TRUSTEE DOUGHERTY-JOHNSON: I think it does
23 help when -- like when you do have the -- I think
24 we had the part-timers this past Monday, not the
25 Monday before.

1 TREASURER GAFFGA: Right.

2 TRUSTEE DOUGHERTY-JOHNSON: And when they do
3 like a second pass, I think that is good, and
4 later.

5 MAYOR STUESSI: Yeah, okay.

6 TRUSTEE DOUGHERTY-JOHNSON: And the more they
7 can stay, I think, you know, that's great, too. I
8 think there sort of issues with like when it gets
9 dark, it's a little harder to navigate and people
10 can't see them. But I think it's a great thing to
11 explore, for sure.

12 Just wanted to say that the Vision meetings,
13 first of all, thank you to all the Waterfront
14 Committee for doing all the work, and thank you to
15 the community for coming, so they've been great.

16 And the Camera Obscura is going to be open
17 Saturdays and Sundays, 12 to 4, by volunteers.
18 We've been getting great donations from that, too,
19 so we've been making some money. And we've been
20 getting a lot of visitors. We're still looking for
21 volunteers. And the new AC is great, I think
22 people appreciate that, definitely the volunteers
23 appreciate that.

24 MAYOR STUESSI: Yes, it's a lot more
25 comfortable --

1 TRUSTEE DOUGHERTY-JOHNSON: Yes.

2 MAYOR STUESSI: -- in the 90-degree day in
3 there than it was a few weeks ago.

4 TRUSTEE DOUGHERTY-JOHNSON: Yes. And then
5 the only other thing is just a follow-up about
6 beach cleanup stations. I've been working with
7 Paul. I just saw your -- the resolution.

8 I had looked at four sites, which are Fourth
9 Street, Fifth and Sixth Streets, and then, also,
10 what I call "Glass Beach" in Mitchell Park, like
11 where the Port and Menhaden Adirondack chairs are.
12 So I think those all would work, but we do need
13 garbage cans. The only ones that have garbage cans
14 currently are Fifth Street and Fourth Street, like
15 right by where you could put the station.

16 MAYOR STUESSI: Yeah, we need to add that
17 down at Sixth Street.

18 TRUSTEE DOUGHERTY-JOHNSON: So, yeah, if we
19 can -- if we have an extra can, we can do it at
20 Sixth Street, and also a can that we could put in
21 that spot in Mitchell Park. We could do those as
22 well, but I know that, you know, there are limited
23 garbage cans and also garbage can pickups. So we
24 could probably also just start with the two and
25 then see how it goes.

1 MAYOR STUESSI: I think we should work to get
2 them in all these locations.

3 TRUSTEE DOUGHERTY-JOHNSON: Yeah, so that's,
4 I think -- I think we may have to do a resolution
5 this week that sort of -- I don't know. We were
6 talking earlier, but there might be -- we may have
7 to have some sort of agreement that we might not
8 have by next week, but we could maybe get it
9 started.

10 ADMINISTRATOR PALLAS: Correct. The
11 resolution was crafted, and I sent it to Legal for
12 review. I just did it before I came here, so I'm
13 sure they haven't had time with all the things that
14 I've asked of Brian today.

15 (Laughter)

16 ADMINISTRATOR PALLAS: So it's crafted in
17 such a way that it would allow us to just move
18 forward with a license agreement, and wouldn't have
19 to come back here for additional approvals, and
20 approve the resolution. And the parameters of the
21 license agreement would be exceedingly simple. We
22 just want to make sure that, you know, for example,
23 if we decide that we don't want them, that we can
24 remove them, those kinds of things, and that, you
25 know, limit the size of the sign. Those are the

1 two basic, I think, Brian, you and I spoke about,
2 that would be the parameters, just so that it's in
3 writing, and that they sign it and we sign it, and
4 then we can move forward. So I think that's easy.
5 But the first step is to get the resolution from
6 you all to approve, approve us doing this in the
7 first place.

8 MAYOR STUESSI: Great. So that would be on
9 the agenda for next week.

10 ADMINISTRATOR PALLAS: Correct, that's my
11 thinking, yes.

12 MAYOR STUESSI: And then just CliffNotes
13 version for the community. If anybody is not
14 familiar with this, this is an initiative that
15 Trustee Lily has brought forward to have basket
16 stations that are down at the beaches, so that a
17 community member, or somebody who's visiting even,
18 can grab a basket, collect trash, and then dump it
19 into a trash can, which would be a wonderful thing
20 to, you know, help in getting some of our beaches
21 cleaned up.

22 TRUSTEE DOUGHERTY-JOHNSON: They're all over
23 Southold Town beaches, so you may have seen them.
24 And the group is great. I think they'd be ready to
25 go whenever we say that we're ready. So,

1 hopefully, we can get it started before the summer
2 is over.

3 MAYOR STUESSI: Great. Do you have anything
4 else?

5 TRUSTEE DOUGHERTY-JOHNSON: No, that's all.

6 MAYOR STUESSI: Trustee Patrick?

7 TRUSTEE BRENNAN: Most of my recent work
8 revolves around the Harbor Management Committee.
9 Our committee, which is myself, and Steve Clarke,
10 and Andrew Wolf, continue to meet on Tuesdays at
11 5 p.m. at the Old Schoolhouse. Anyone is welcome
12 to attend those meetings. We're still very much in
13 a phase of collecting information, gathering
14 feedback and input from stakeholders of the harbor.

15 So last week we were fortunate to have
16 Bridgford Hunt of the North Ferry come to our
17 meeting to give us his perspective on the harbor.
18 And this upcoming Tuesday I've invited the
19 operators of the proposed Peconic Jitney, which is
20 a passenger ferry that's being contemplated between
21 Greenport and Sag Harbor, to come to our committee
22 meeting to give us an update on their plans, and it
23 would be an opportunity for us to discuss what our
24 concerns are. It's an exploratory conversation and
25 nothing more, but there's still a lot to learn. We

1 did have the good fortune of meeting earlier this
2 week, and maybe you were going to comment on this.

3 MAYOR STUESSI: No, please.

4 TRUSTEE BRENNAN: But we had a meeting with
5 the operators of Peconic Jitney, with Mayor
6 Stuessi, and Administrator Pallas and myself. And
7 at that meeting I invited them to come to the
8 Harbor Management meeting, so it's more of a public
9 venue, more of an opportunity for others to sit in.
10 But as much as I thought I understood exactly what
11 the Peconic Jitney is trying to do, I did learn
12 some new things at that meeting. And there's still
13 a lot more to figure out, a lot more to understand
14 about what they're contemplating, what their
15 business plan is, with their schedule. And there's
16 still a lot of work for this Board to do to
17 determine whether or not this is the right fit for
18 this Village.

19 At the moment, I -- I am unclear whether this
20 enterprise would be a net positive or a net
21 negative for the Village. So I think it's
22 something that needs a critical eye, and a healthy
23 amount of skepticism, and we'll continue to explore
24 this, and, ultimately, I'll make a recommendation
25 to the Board. And so more to come on that. That's

1 my report.

2 TRUSTEE PHILLIPS: And Tuesday, what time on
3 Tuesday?

4 TRUSTEE BRENNAN: Tuesday, 5 p.m., at the
5 Old Schoolhouse, next to Aldo's.

6 MAYOR STUESSI: Trustee Julia?

7 TRUSTEE ROBINS: I just wrote a few comments
8 today, not a formal report, although I will mention
9 that the Carousel Committee did meet on Tuesday,
10 the 11th. And the interesting thing that Dave
11 Abatelli shared with the group is that he has
12 worked on a pamphlet, which they'll be hoping to
13 publish, that will have a description of the
14 rounding boards, which are the paintings on top of
15 the Carousel, and also for the inner scenic panels,
16 which are on the ones in the center.

17 And they -- Carlos DeJesus came to the
18 meeting. He's the -- you know, the Village
19 Historian for years and years and years. So he's
20 actually going to help to write comments to -- that
21 the committee can use to publish this, this book.
22 One of the members also suggested creating an audio
23 history, but that would be an asset.

24 If anybody has been down there and seen the
25 paintings, nobody ever seems to take the time to

1 look at them. The committee has been wanting to do
2 this from the beginning, and it kind of got put on
3 hold, you know, during COVID, and stuff like that,
4 so they're revisiting it. So that's the
5 conversation they had.

6 And Margo DeVito couldn't make the meeting,
7 but she did call in just to report that the
8 carousel is well staffed this year, and that the
9 two for \$5 ticket sale idea that we came up with is
10 also working well.

11 The other thing, Kevin, Paul had mentioned,
12 and this is what I've wanted to talk about, is that
13 walking in the Village and the safety of
14 pedestrians continues to be one of the main issues
15 that I hear about from residents. People are
16 commenting to me, and very concerned about their
17 safety of walking around, between the uneven
18 sidewalks and Belgian blocks, but also the lack of
19 traffic enforcement at stop signs where drivers
20 aren't stopping. U-turns and failure to stop at
21 pedestrian crosswalks is a real problem. People
22 told me that -- I mean, I've literally heard
23 comments, people saying that the Village of
24 Greenport right now is like the Wild West, anything
25 goes.

1 And the other thing Mary Bess and I both
2 spoke about was the electric bikes that are riding
3 on the sidewalks and the boardwalks at a high rate
4 of speed. Somebody's going to get hit. You know,
5 they're not paying attention to pedestrians. So,
6 you know, we really need to have this conversation
7 and come up with a plan.

8 I -- you know, I applaud Kevin for the idea
9 of the speed bumps, you know, it's something that
10 we have to look into. And I'm sure that there are
11 other means that other communities -- like you say,
12 they're having this problem everywhere right now.
13 But I think that, you know, we're a small village.
14 I think that we only have so many, you know,
15 streets and intersections that we have to deal
16 with. So I think if we put our heads together on
17 this, hopefully, we can come up with some
18 solutions.

19 And that's it. The only other thing I'll
20 mention is that communication I've had with the
21 BID, is that the BID has retained an attorney to
22 review their bylaws, so that's where they're at
23 right now. I don't think they've met this month,
24 but they'll probably be meeting again later this
25 month. That's it. Thank you.

1 TRUSTEE PHILLIPS: Mayor, I just have a
2 question, and I know that Trustee Robins has
3 brought it up, is dealing with the sidewalks. And
4 there are quite a few spots where the trees have
5 really literally completely put them up so high
6 that you're tripping over them, they're not
7 passable. I know an example. In front of Mindy
8 and Jim Ryan's house on Front Street, there's a bad
9 sidewalk. Is it possible that we could either look
10 into having a mason come, or if our Road Department
11 does it, going through, and maybe some of these
12 really bad spots, trying to fix it, as we did
13 similar to the entrance to -- in between the
14 Hoppy's Cleaners and the -- going into Sterlington.
15 We had to fix a sidewalk that had completely -- you
16 could take a skateboard and fly off of it.

17 MAYOR STUESSI: Yeah. The Village
18 Administrator and I had a conversation about this
19 last week, and I'll let him speak to it, but we had
20 discussed prioritizing and getting a list together
21 of some of the more immediate ones that need to be
22 taken care of.

23 ADMINISTRATOR PALLAS: We've actually done --
24 we actually quite, quite a ways. I did get, and I
25 haven't -- just haven't had a chance to review it,

1 with the -- with the contractor that we normally
2 use, who's still on -- I think it's a County
3 contract, that we've used in the past, and had them
4 go around and create an estimate for all of these.
5 And I will be sitting down with my assistant, who
6 got the information, and with Treasurer Gaffga to
7 review which ones we can do.

8 There are a couple of areas that are actually
9 tied in with potential paving projects, and those
10 are being handled separately as part of the paving
11 project, because there's some funding available
12 through the State to do those. The individual
13 flags are separate.

14 But the Treasurer and I worked at the onset
15 of the budget preparation to make sure we had
16 funding for a certain level of repair. And as the
17 Mayor just said, we've kind of prioritized those,
18 focusing first on downtown, focusing on complaints,
19 where there are some -- where the complaints are
20 found, we found them to be credible, then we've
21 looked at those as well. So we --

22 TRUSTEE PHILLIPS: So you've done a visual
23 walk around the Village?

24 ADMINISTRATOR PALLAS: With the contractor,
25 yes, with a bunch, the ones that we already have on

1 a list, so they have, yes.

2 TRUSTEE PHILLIPS: I mean, we do have people
3 here who are disabled and they do do wheelchairs,
4 and it's hard for them to get around, and
5 there's --

6 ADMINISTRATOR PALLAS: Right.

7 TRUSTEE PHILLIPS: As I get older, I find
8 walking is a little more difficult at times, so I
9 don't always see the trip and falls that could
10 happen. But I just think at this point, we have --
11 we have the desire to be a walking community.
12 People have moved here. And I think to take a
13 small section of that and do it, instead of tying
14 it into roadways and curbs all the time, which is
15 what we've done in the past --

16 MAYOR STUESSI: Yep.

17 TRUSTEE PHILLIPS: -- might incur -- you
18 know, might get a little bit more accomplished.

19 ADMINISTRATOR PALLAS: That's what we're
20 doing.

21 TRUSTEE PHILLIPS: Okay.

22 ADMINISTRATOR PALLAS: If I wasn't clear, I
23 apologize. We have targeted some roads
24 specifically for repaving.

25 TRUSTEE PHILLIPS: Right. No, I understand

1 that.

2 ADMINISTRATOR PALLAS: That's one set. And
3 then we had another set that are not related to
4 that, and that's a significant number of
5 locations --

6 TRUSTEE PHILLIPS: Right.

7 ADMINISTRATOR PALLAS: -- for that as well.

8 TRUSTEE PHILLIPS: Okay.

9 MAYOR STUESSI: But, obviously, an ongoing
10 issue, not going to be resolved overnight, because
11 there is such a needed amount of work throughout
12 the Village --

13 TRUSTEE ROBINS: It's huge, yes, yes.

14 MAYOR STUESSI: -- on streets and sidewalks.

15 With that, I'm going to speak briefly, before
16 we turn it over to Trustee Phillips, regarding Code
17 Committee work.

18 Firstly, I really want to thank the community
19 for coming out in droves with our Vision For
20 Greenport meetings. It's been so wonderful to see
21 so many people participating in the process, and
22 really speaking up about what they want to see in
23 the future of Greenport.

24 Our Administration has been in place just
25 over three months now, and there's been a

1 tremendous amount of work that's been done by the
2 group, together with the community. The moratorium
3 was fully enacted. We have been very diligent in
4 holding meetings, in particular, the Code
5 Committee, of which Trustee Brennan and I sat on
6 under the prior Mayor for a few months, and met
7 weekly, together with Trustee Phillips and other
8 members. So we're now off that committee.

9 The work that's being done by Chairman or
10 Chairwoman of the Planning Board, Tricia Hammes,
11 together with our ZBA Chair, John Saladino, has
12 been phenomenal. And they have some
13 recommendations on code changes that we are going
14 to be discussing here shortly. This is being
15 comported into a new draft law, which will be
16 published with, of course, proper notice, and will
17 be coming in front of the Board next week. We will
18 then be voting to hold a public hearing
19 approximately 10 days thereafter with public
20 notice. So I'd encourage the community to make
21 certain they are reviewing it, with the goal of
22 getting this enacted within, you know, the next
23 course of several weeks with a, you know, early
24 Fall, September turnover.

25 I will also be going to the Suffolk County

1 Planning meeting the first week of August again. I
2 had committed to them when I met with them that I
3 would be at each one of their meetings giving them
4 a progress update. We should actually have the
5 draft law informed to them in advance of this
6 meeting. I'll be attending the first week of
7 August.

8 I'm thrilled to say that our efforts have
9 been supported not just by the Suffolk County
10 Planning Board, our local Legislator, Al Krupski,
11 is in support of our efforts, Southold Town
12 Supervisor is also in support of this. We had our
13 local Assemblyman, Fred Thiele, here at our last
14 Vision meeting, who is in support of what we're
15 doing. So we have wide government and community
16 support for this, it's important.

17 And as the local newspaper editorial said
18 today, we are effectively in the hot seat, and the
19 future of Greenport's being determined now. So we
20 as a group are committed to pushing this forward
21 and making the right decisions such that this
22 community is engaged in what the future is going
23 to be.

24 Together with that, after we deal with the
25 Waterfront and Commercial Code updates, we will

1 immediately begin to look into the issues within
2 our residential neighborhoods, in the R-1 and R-2
3 Residential throughout the Village, looking at
4 issues as they relate to historic, multi-family,
5 etcetera.

6 And another big part of this is going to be
7 looking at affordable housing. This is also, as
8 you'll hear Trustee Phillips say in a moment, part
9 of the recommendations of the Code Committee, is to
10 look at some sort of incentive for housing within
11 the Commercial District as well, so we could graze
12 some additional housing there.

13 I was very pleased to read that the Governor
14 signed an Executive Order yesterday, which is going
15 to free up over half a billion dollars in housing
16 funds for communities that put a plan in place.
17 10 o'clock this morning I had a phone call with her
18 office and let them know that our Board was working
19 on a number of different things, and hope we will
20 be in a position to work hand in hand with some
21 updates as part of what we're doing with our code
22 changes to bring some of these funds back to the
23 Village of Greenport.

24 So with that, we are going to have a meeting
25 now and discussion focused on these potential code

1 changes within the Waterfront Commercial District.
2 Everybody is welcome to listen, and then this will
3 come forward for public comment at a later point.
4 Thank you.

5 TRUSTEE PHILLIPS: Thank you, Mayor. As you
6 all know, this started under a previous
7 administration. We've been working towards, when
8 the -- when the -- Mayor Stuessi was elected, we
9 reworded the moratorium, so that once we came to a
10 decision as a Board when to go out to public
11 hearing, and came to a final decision and a final
12 vote, that the moratorium would then end.

13 The LWRP process will continue going on,
14 because that's a much lengthier process. But we
15 all felt that the code is probably the basis for a
16 lot of activities within the Village that needs to
17 be corrected, needs to be clarified, needs to have
18 input, if we're going in the right direction or
19 not, which is the reason for the discussion.

20 What I did for the Board Members today is I
21 did take our current zoning and I crossed out and
22 lined some things that were deleted. I put the
23 reference into this bigger document that has been
24 our working minute document, thanks to Tricia Hammes,
25 who has done a tremendous amount of work, and I

1 appreciate it. She has worked well with the group.

2 Mr. Saladino has also been a tremendous
3 source, resource of not only the old portion of the
4 code, but historical data, as well as my own. So I
5 would like to say thank you to both of them. It's
6 been a -- it's been a weekly -- a weekly project.
7 And I'll be honest with you, my husband and son
8 will be glad to have me back.

9 (Laughter)

10 TRUSTEE PHILLIPS: So let's move on. As you
11 all know, for the Vision Statement, the Vision
12 Programs, this was started as four goals, which
13 were pretty well described. One of the projects,
14 or one of the chapters within the code that we are
15 recommending to be deleted is Chapter 42, which is
16 the Arts District. This was a code that was put
17 back many years ago when the downtown Business
18 District was looking to encourage, encourage
19 development, and it provided for housing for
20 artists. It's never been used. It isn't used
21 anymore, so we felt that that needed to be depleted
22 from the code -- deleted, okay?

23 Then we came to a conclusion that we really
24 needed to have the Board come to a final decision
25 on permitted uses, conditional uses, and suggestion

1 and input as to what we've deleted out completely
2 before getting into the definitions and some of the
3 other issues that were dealing with noise, that --
4 you know, other items that you deal with in a
5 Commercial District, which is parking, the noise.
6 So we wanted to get a definite on that before we
7 continued on defining the definitions.

8 And there has been some suggestions, and one
9 is for an entertainment permit to be existing for
10 the Downtown District with -- probably it will be
11 working -- coincide with the noise ordinance. So
12 those are some of those things.

13 One of the goals is down on lower, lower Main
14 Street, we have some properties that are currently
15 called conditional uses, but they really are in the
16 Waterfront Commercial, but they really do not have
17 waterfront view. So our suggestion is going to be
18 changing some of them from their zone from
19 Waterfront Commercial to Commercial Retail, because
20 that's exactly what they're really doing right now.

21 But to be clear about it, the properties that
22 will still be remaining in the Waterfront
23 Commercial will be Claudio's, Crabby Jerry's,
24 Fortino's Tavern, Preston's, and Little Creek
25 Oyster, because these are the properties that all

1 are behind places. Lucharitos on Front Street, we
2 have the old Mills Building, as I call it, and all
3 of those along Main Street that are -- really do
4 not have waterfront access. So that's -- that's a
5 zone change that we're suggesting.

6 Another zone change that we would be
7 suggesting is the Townsend Manor Inn. We had
8 discussed splitting the zone at one point, of
9 having the marina be still in Waterfront
10 Commercial, and the front portion, which is the
11 restaurant and the motel portion of it. I'll be
12 honest with you, that discussion has kind of taken
13 a different direction in rethinking things, so that
14 probably is going to be something that the Code
15 Committee may be going back and reviewing, along
16 with maybe the Village Board's suggestion, that
17 perhaps we should leave it in Waterfront
18 Commercial. But that's a topic that will come down
19 the road, okay?

20 There is also -- we have the old ExxonMobil
21 property that's down at the end of Fourth Street
22 that is currently in the possession of the Peconic
23 Land Trust. Currently, that is zoned R-1 Residential.
24 We would like to have that put into our Park
25 District, as that's what it is. That will make

1 sure that it remains a park.

2 And the Peconic Land Trust, even though they
3 have no intention of selling it, they could at some
4 point sell, because that's part of their program.
5 And I believe we really, as residents, want to keep
6 that as currently what it is, okay?

7 So getting into the permitted uses, we went
8 down -- and I'm just going to go down item by item.
9 Where the word, where it said, "Public, private
10 yacht clubs, marina and docking facilities," we're
11 recommending striking out the word "private", and
12 only making it public yacht clubs, marinas and
13 docking facilities.

14 We're also -- in the permitted uses for
15 municipal parks and facilities, adding the term
16 "fraternal lodges".

17 Boat launching facilities is already in
18 there. We were adding excursion boats, tour boats,
19 commercial charter and party boats. We did
20 eliminate, or we took out boat sales, rental
21 service, repair and storage, and that's being
22 rewritten in a different way. We have other here
23 as that we are rewriting the definitions for them.
24 They're still in Waterfront Commercial, but it's
25 being reworded in a -- in a more finite way.

1 TRUSTEE BRENNAN: Excuse me, Trustee Phillips.

2 TRUSTEE PHILLIPS: Yeah.

3 TRUSTEE BRENNAN: What page or document would
4 you like us to follow?

5 TRUSTEE PHILLIPS: Okay. I think what I
6 would like to do is I would like to have the
7 Trustees start asking me questions as to on A,
8 Permitted Uses, on No. 1. If you go to this
9 document, the completed document, Page 1, you will
10 see on Page 9, it explains -- Page 9 of the
11 document, Item No. 2, it says that this is to be
12 revised to read as follows:

13 "Yacht clubs, marinas, docking facilities and
14 fishing stations corresponding with definitions to
15 be included." So that's what we want to change
16 that to.

17 No. 2 is adding fraternal lodges. Part of
18 that is to encompass the American Legion, because
19 the American Legion will still be staying in
20 Waterfront Commercial.

21 TRUSTEE BRENNAN: Okay. So that, that
22 property, the roller rink, as well as the movie
23 theater, are they -- are you proposing that they
24 move into --

25 TRUSTEE PHILLIPS: No, no. The movie theater

1 will be going to Commercial Retail or -- and
2 Menhaden will be Commercial Retail. That's our
3 suggestion, okay?

4 TRUSTEE BRENNAN: And roller rink stays in
5 Waterfront Commercial?

6 TRUSTEE PHILLIPS: The roller rink, the
7 roller rink and Port will stay in the Waterfront
8 Commercial, okay? Because, as we get into the
9 Commercial Retail, we're suggesting that motels and
10 hotels and restaurants become conditional uses
11 within the Commercial Retail District.

12 MAYOR STUESSI: And then going east on
13 Front Street from the Menhaden Hotel, including the
14 movie theater, as you said, Aldo's, all the way to
15 the corner, everything that's immediately abutting
16 the street would change from Waterfront to --

17 TRUSTEE PHILLIPS: Commercial.

18 MAYOR STUESSI: -- Commercial.

19 TRUSTEE PHILLIPS: Right.

20 MAYOR STUESSI: But then everything behind
21 it --

22 TRUSTEE PHILLIPS: Would stay Waterfront
23 Commercial.

24 MAYOR STUESSI: Would stay Waterfront --

25 TRUSTEE PHILLIPS: That's why, right.

1 MAYOR STUESSI: -- i.e. Claudio's, Little
2 Creek Oysters and then the --

3 TRUSTEE PHILLIPS: Fortino's, Preston's.

4 MAYOR STUESSI: -- Fortino's, Preston's. And
5 then going back the other direction, Port and --

6 TRUSTEE PHILLIPS: Port and --

7 MAYOR STUESSI: -- the roller rink.

8 TRUSTEE PHILLIPS: Right. The roller rink,
9 right. So that way we don't decrease the
10 waterfront area. That was one of the goals, was to
11 not decrease the waterfront area.

12 The ones on Main Street, on Main Street
13 and -- Main Street is the one with the Waterfront
14 Commercial issue. They're conditional uses.
15 They're really operating as a Commercial Retail
16 operation, so it should really be within that
17 guideline. Sorry. Lily, I'm sorry.

18 TRUSTEE DOUGHERTY-JOHNSON: That's okay.

19 TRUSTEE PHILLIPS: I'm turning by back to you.

20 TRUSTEE DOUGHERTY-JOHNSON: That's all right.
21 I'm studying the zoning code, so that's fine.

22 TRUSTEE PHILLIPS: Okay. So that's part of
23 what we did on that, okay?

24 TRUSTEE BRENNAN: So you just mentioned about
25 not reducing the Waterfront Commercial, but we

1 would effectively be reducing land area of the
2 Waterfront Commercial by moving the south side of
3 Front Street --

4 TRUSTEE PHILLIPS: Just the land portion of
5 it, not the actual --

6 TRUSTEE BRENNAN: Not the waterfront.

7 TRUSTEE PHILLIPS: Not the waterfront area
8 over there.

9 MAYOR STUESSI: But we'll be -- effectively
10 be bringing businesses that are on conditional uses
11 into a true commercial use by doing that, without
12 impacting any existing Waterfront Commercial.

13 TRUSTEE PHILLIPS: Right, they would be
14 staying the same.

15 MAYOR STUESSI: Right? So you hear what I'm
16 saying?

17 TRUSTEE DOUGHERTY-JOHNSON: And the --

18 TRUSTEE PHILLIPS: And the only question is
19 Townsend Manor, because we did think about trying
20 to split it, where we kept the -- because we've
21 pulled out of the Commercial Retail, we've pulled
22 out marinas and docks. They don't fit in
23 Commercial Retail, so we've taken them out, deleted
24 them out. But Townsend Manor is the one that is a
25 marina and a restaurant and a hotel. So the

1 thought was, well, let's split the property so that
2 the waterfront portion of it stayed in the
3 waterfront and the other part was in the front.
4 But I -- I myself, I'm starting to rethink it. I
5 haven't mentioned it to the committee. I'm
6 starting to rethink that, that it should just stay,
7 and it should be zoned Waterfront Commercial and
8 not Commercial Retail, which is what it is
9 currently.

10 TRUSTEE BRENNAN: Okay. In that case, it
11 would -- if you were to rezone it as Waterfront
12 Commercial, the Townsend Manor operation would
13 become an existing nonconforming, then.

14 TRUSTEE PHILLIPS: Preexisting, preexisting
15 nonconforming. And that's -- that, as we'll get
16 further into this, there are some changes to how
17 the Planning Board reviews those site plans.
18 That's another piece of all of this.

19 As I said, this has been -- this has been an
20 extensive look at the code to look at some of the
21 things that issues have come up over the last five
22 years, I would say. John, would you say five
23 years? I'm sorry, help me out with this one.

24 JOHN SALADINO: Five years.

25 TRUSTEE PHILLIPS: Five? Maybe more than

1 five years? Tricia, yes?

2 PATRICIA HAMMES: Yes, it is five years. I
3 would say on the preexisting nonconforming point,
4 that anything that is either currently preexisting
5 nonconforming, or like currently preexisting
6 nonconforming as a result of the changes would have
7 to get a variance before they would ever get to the
8 Planning Board.

9 TRUSTEE PHILLIPS: Right.

10 PATRICIA HAMMES: All those, all those
11 businesses and uses can do is repair and
12 maintenance. They can't change their site plan or
13 alter their -- kind of expand or do things like
14 that, if you look at the code, as it currently is
15 drafted.

16 TRUSTEE PHILLIPS: Right.

17 PATRICIA HAMMES: That's not anything that
18 we're proposing to change at this point under the
19 definitions.

20 TRUSTEE PHILLIPS: Right.

21 PATRICIA HAMMES: So, you know, just to --
22 just to be clear on the point, anything that is
23 either currently or becomes nonconforming, the way
24 the code has always worked, and it is generally how
25 zoning codes work, is that those things require a

1 variance before you ever even get to site plan and
2 conditional use and have to pass the variance test,
3 or the person --

4 TRUSTEE PHILLIPS: Right, right.

5 TRUSTEE BRENNAN: And you're --

6 MAYOR STUESSI: And then if I heard -- I'm
7 sorry, go ahead.

8 TRUSTEE BRENNAN: You're talking about a use
9 variance, correct?

10 PATRICIA HAMMES: Anything. So if you're --
11 if it's a nonconforming building or a nonconforming
12 use, if you read the code currently, all of those
13 things, they can't kind of expand what they're
14 doing beyond what they are today. They can
15 maintain and repair, but they can't go and add like
16 another couple of rooms, or another building, or
17 more seats, or anything that kind of changes the
18 building itself. They can maintain and repair.

19 It's a very -- it's a very tight standard for
20 nonconforming uses and nonconforming buildings.
21 Nonconforming uses, they can keep their use as it
22 currently is, they can't really kind of expand that
23 use beyond that.

24 JOHN SALADINO: I mean, that's --

25 PATRICIA HAMMES: So that's why I just wanted

1 to clarify, because Mary Bess --

2 TRUSTEE PHILLIPS: Yep.

3 PATRICIA HAMMES: -- referred to the site
4 plan, and conditional use in both of those things
5 would potentially restrict it if something was
6 nonconforming and wants to do something. But
7 before it even gets to that point --

8 TRUSTEE PHILLIPS: Right.

9 PATRICIA HAMMES: -- it's a variance test.

10 TRUSTEE PHILLIPS: Right.

11 MAYOR STUESSI: What were you going to say,
12 John?

13 JOHN SALADINO: Well, we also discussed the
14 repercussions of the property if it was sold. The
15 new owners would be kind of locked in --

16 PATRICIA HAMMES: Yes.

17 JOHN SALADINO: -- to what they're buying.
18 They can't --

19 TRUSTEE PHILLIPS: Expand.

20 JOHN SALADINO: They can't expand, they can't
21 do anything else. That was the consideration with
22 Townsend Manor.

23 TRUSTEE PHILLIPS: Right, yeah.

24 JOHN SALADINO: It's in the CR now. If we --
25 if we split the property, you know, the logical

1 assumption would be that the marina portion would
2 stay the same, and then the hotel and restaurant
3 portion would be a traditional commercial retail
4 use.

5 MAYOR STUESSI: Well, I'd make note that it
6 also falls under -- that property in particular
7 also falls under Historic, so they have those
8 guidelines that they're dealing with, too.

9 JOHN SALADINO: Yeah.

10 PATRICIA HAMMES: Yeah, the Townsend Manor
11 is --

12 JOHN SALADINO: Honestly, I don't know what
13 the Historic Board does.

14 PATRICIA HAMMES: The Townsend --

15 MAYOR STUESSI: What's that?

16 JOHN SALADINO: I apologize. I honestly
17 don't know what the Historic Board, how they make
18 their decision. They know a lot of stuff, I just
19 don't know how they make a decision.

20 PATRICIA HAMMES: I would just say, if
21 Townsend Manor had stayed in the CR the way it is
22 currently, anything that they would want to do that
23 was a, you know, substantial change, they would
24 still, even though it's a permitted use, have to go
25 through site plan review and Historic Board review.

1 And the proposed rewrite of the site plan
2 section adds a lot more clarity to what has to be
3 taken into consideration in approving site plans,
4 and a lot more granularity, which is fitting into
5 the character of the neighborhood, not increasing
6 traffic, not increasing nuisance in the
7 neighborhood, and things like that, all things that
8 should have been taken into account previously.
9 But this provides, I think, a lot more clarity both
10 to applicants and to the Planning Board and the
11 public in terms of what we're really looking at.

12 So if it stays in CR, there's still
13 governance, as well as the provisions that relate
14 to density and build-out, that govern that, versus
15 if you move it into WC, you'll be freezing it in
16 exactly the way it is now. They could probably
17 repair a window and touch up the paint, but they
18 won't be able to touch anything, like if they
19 wanted to modernize the inside of that, of the --
20 of the restaurant and stuff, I don't think they
21 would be able to do that under the current code.

22 MAYOR STUESSI: And then as it relates to
23 Waterfront Commercial, hotels and restaurants are
24 getting removed --

25 TRUSTEE PHILLIPS: Right.

1 MAYOR STUESSI: -- as a conditional use.

2 PATRICIA HAMMES: Not all restaurants.

3 MAYOR STUESSI: In Waterfront Commercial?

4 PATRICIA HAMMES: Oh, yes, in Waterfront
5 Commercial.

6 TRUSTEE PHILLIPS: Yeah, Waterfront
7 Commercial, right.

8 PATRICIA HAMMES: I thought you meant CR.

9 TRUSTEE PHILLIPS: No. In the Waterfront
10 Commercial, we removed -- under the conditional
11 uses, we removed motels and hotels, we removed
12 eating and drinking establishments, retail sale and
13 manufacturing of retail products. And that marine
14 related businesses was going to be re-described
15 someplace else. We did leave the hospital in here,
16 and that would be -- that's still under conditional
17 uses within the Waterfront Commercial, would be the
18 hospital.

19 TRUSTEE BRENNAN: Why not just make the
20 hospital an existing nonconforming use? Why not
21 remove the hospital permitted use? We had
22 discussed this a few months back.

23 TRUSTEE PHILLIPS: Yes.

24 TRUSTEE BRENNAN: And I think the discussion
25 centered around what the future of the hospital may

1 or may not be, and whether that was something we
2 wanted on the waterfront. And if we were to leave
3 the hospital's conditional use, are we better off,
4 or any more or less protected as to the
5 alternative, which was eliminate hospitals as a
6 permitted use all together, leave the hospital as
7 an existing nonconforming use.

8 MAYOR STUESSI: And you guys have an updated
9 definition that I saw, right?

10 TRUSTEE PHILLIPS: Well, that's -- we updated
11 the definition.

12 MAYOR STUESSI: For hospital?

13 TRUSTEE PHILLIPS: I think part of the
14 discussion kept turning around to the fact that we
15 wanted to feel -- or we wanted the hospital to feel
16 comfortable that it was still, still -- well, a lot
17 of people, still a viable hospital that's going to
18 service, service the community with actual beds
19 for -- for medical attention, other than some of
20 the other departments that they've gotten into.
21 And the definition, you've got it there, right?

22 MAYOR STUESSI: Yeah, I'll read it, because
23 I -- you've heard me comment on this. I want to
24 make sure we have a hospital in perpetuity and not
25 something else.

1 The revised definition says, "An institution,
2 place or" -- and this is on Page 8, if anybody's
3 looking at it. "An institution, place or building
4 licensed by New York State Health Department which
5 maintains and operates facilities for the
6 diagnosis, care, and treatment of human illness,
7 including non" -- "convalescence and care during
8 and after illness. The term "hospital" may include
9 a sanitarium and facilities for the treatment of
10 emotionally disturbed, epileptic and drug dependent
11 patients who are treated or cared for under the
12 supervision of license medical personnel so long as
13 this is not the primary use of such institution,
14 place or building, and such institution, place or
15 building includes customary emergency medicine
16 facilities for the treatment of a broad spectrum of
17 illnesses and injuries, including life threatening
18 illnesses and injuries resulting from accidents,
19 casualty and trauma events."

20 This was something I know when I was on the
21 committee, and I had particular concerns about
22 making sure that if a hospital was going to be
23 there, we still had a functioning emergency room
24 and treatment facilities for people who might be
25 coming in or out of that, and we didn't wake up and

1 find a very different type of treatment facility,
2 which I think is important.

3 TRUSTEE PHILLIPS: It's been tossed around
4 quite a lot.

5 MAYOR STUESSI: Yeah.

6 TRUSTEE PHILLIPS: I mean, you know, we've
7 had the discussion, Patrick, at the committee
8 meetings, and the Mayor has attended and expressed
9 his concerned about that. So, I mean, we've taken
10 it out, put it back in, taken it out, put it back
11 in. And I think that's something that we as a
12 Board are going to have to make a decision about on
13 that one, okay?

14 But the primary changes within the Waterfront
15 Commercial, other than changing of those zones for
16 lower East Main Street, is dealing with the fact
17 that we've taken out motel, hotels -- motel, hotels
18 and conference facilities and eating establishments
19 out of the Waterfront Commercial completely.

20 TRUSTEE BRENNAN: Yeah.

21 TRUSTEE PHILLIPS: That's really the biggest
22 changes.

23 TRUSTEE BRENNAN: Yeah. No, I think that's
24 the right way to go. I have a question or a
25 comment about Item No. 6 on this document, the WC

1 page, and it's Page 9 of the -- the larger
2 document.

3 TRUSTEE PHILLIPS: Yeah.

4 TRUSTEE BRENNAN: Page 9, Section --
5 Paragraph 5, we've changed the definition of what
6 was a ship-building yard to now is a marine
7 industry. Do you follow? Do you see where I am?

8 TRUSTEE PHILLIPS: Is a business primarily
9 engaged in the marine industry.

10 TRUSTEE BRENNAN: Right. So --

11 TRUSTEE PHILLIPS: Or in the manufacture and
12 fabrication and/or assembly of marine-related
13 products.

14 TRUSTEE BRENNAN: Right. So what I'm
15 concerned about here, and I guess this is -- I
16 think it's the same contention, but the language
17 that was removed where it says -- it's very
18 specific. It says, "Ship-building yards,
19 facilities for building, repairing, maintaining
20 boats and engines and marine equipment. And that
21 the proposed language says, "Principally engaged in
22 the marine industry," and that sound pretty vague
23 to me, but maybe that's defined.

24 PATRICIA HAMMES: It's defined.

25 TRUSTEE BRENNAN: It's defined later?

1 PATRICIA HAMMES: It's defined in the
2 definition.

3 TRUSTEE BRENNAN: So the marine industry?

4 PATRICIA HAMMES: Marine industry is defined
5 in the definition.

6 TRUSTEE PHILLIPS: Definitions.

7 TRUSTEE BRENNAN: And then "principally".

8 PATRICIA HAMMES: "Principally" is not.
9 That's a subjective test.

10 TRUSTEE BRENNAN: Yeah. So --

11 PATRICIA HAMMES: But that -- I believe that
12 word "principally" was in other sections in there
13 with respect to other, other provisions. I think
14 the discussion that we had was rather than have too
15 many specific items was not something that caught
16 things that might come up in the future that would
17 be of a maritime nature. It was better to go with
18 kind of a more general performance as it was
19 principally engaged.

20 MAYOR STUESSI: Why don't I read the
21 definition just for the benefit for everybody --

22 TRUSTEE PHILLIPS: Yeah.

23 MAYOR STUESSI: -- who's attending now.

24 Marine Industry says, "The industry that
25 focuses on products and services to understand and

1 work in, or use, the ocean, the bays and other
2 marine bodies of waters, including, without
3 limitation, boat and yacht dealerships, boat rental
4 businesses, boat storage facilities, boating and
5 sailing instruction schools and other marine
6 related education facilities, boat and yacht
7 building and repair facilities, marine construction
8 and salvage operations, facilities for marine
9 pollution control, oil spill clean-up and servicing
10 of marine sanitation devices, ship and marine
11 chandleries, marine surveyors, naval architects,
12 businesses engaged in the retail sale of equipment,
13 goods, including bait and tackle supplies,
14 materials, tools and parts used in connection with
15 boating and fishing, oceanographic and marine
16 biology research and ocean related renewable energy
17 research."

18 TRUSTEE PHILLIPS: Part of the goal from
19 that, Patrick, was in looking down the road of
20 other industries coming in that are in -- marine
21 related, you know, there's a whole new -- whole new
22 process of raising seaweed. There's other things
23 that are going on in the commercial industry that
24 is out in the bay, or even in the ocean there's
25 stuff. So that's -- you know, the aquaculture

1 industry will be -- you know, there's the
2 opportunity for doing other types of shellfish
3 raising, even dealing with the Peconic Bay scallops
4 in a different way with a hatchery.

5 So those are some of the things that, when we
6 were trying to think down the road, that we didn't
7 want them to get pin-holed to a specific -- a
8 specific named item.

9 TRUSTEE BRENNAN: Yeah, I think that makes
10 sense. I mean, I understand you want to kind of
11 create the opportunity here where marine industries
12 that we may not even be contemplating today could
13 fit within our community. I think what gives me a
14 little bit of anxiety is not knowing what those
15 things are exactly, and will they then displace the
16 kind of marine industries we have currently?

17 TRUSTEE PHILLIPS: Well, okay, then that's
18 part of the discussion.

19 TRUSTEE BRENNAN: Yeah.

20 TRUSTEE PHILLIPS: So we can go back and --
21 we can go back to the committee and we can review
22 that again and discuss it a little further. And
23 then if you're -- you know, I can see where a lot
24 of people would be a little concerned about that,
25 okay, I can, all right? But I also know that we

1 were trying to create definitions around what we
2 had already discussed, so -- and as I said, this
3 was going to be -- you know, we didn't have a
4 meeting this Wednesday. We'll have a meeting next
5 Wednesday to go over some of this stuff.

6 MAYOR STUESSI: No. That's why I think these
7 definitions are so important. And as we've talked
8 about, you know, last Fall and into earlier this
9 year, the way the prior -- pardon me, not prior
10 code -- our current code is written in Waterfront
11 Commercial, the way retail is spelled out in there,
12 you could conceivably have somebody come in, buy
13 the shipyard, have a marina over "X" percentage of
14 the property, and then the entire remaining land
15 base could be scraped and become a gigantic Amazon
16 warehouse the way the code is currently written.

17 TRUSTEE PHILLIPS: Written, yeah.

18 MAYOR STUESSI: And so this is why the
19 definitions are so important. And, you know,
20 40 years ago, nobody would have ever even thought
21 of something like Amazon. Today, under our current
22 code, fortunately, we're under a moratorium, you
23 know, that didn't happen, which is why we're here
24 doing work.

25 TRUSTEE PHILLIPS: As I said, with the

1 Waterfront Commercial, the two biggest changes,
2 we're taking out the motel, hotel and conference,
3 and the establishments. That I think is what I've
4 heard from the community that they want. They
5 don't want that anymore. They want the Village
6 that they know. It gives an opportunity for
7 infrastructure for other industries, in the marine
8 industries down the road.

9 Things are changing. I see it up and down
10 the East Coast. Our port is a deep port, and
11 there's a lot of discussions about repairs, you
12 know, the whole -- the shipyard perhaps at some
13 point could expand a little bit more and have more
14 activity, although it is pretty active. STIDD's,
15 we don't know what's going to happen with STIDD's,
16 that, you know, someone who wants to do a shipyard
17 operation there, or some other type of marine
18 related.

19 You know, they could even go back to
20 there's -- even there's a whole effort going on
21 right now to take for us within the squid industry
22 to actually process it on Long Island. Right now,
23 if -- the squid, the calamari that you buy is being
24 processed in Rhode Island. They call it the
25 "Squid State", so -- because they capitalized on

1 that. The STIDD's property could possibly go back
2 to doing that, if somebody is interested in doing
3 that type of a thing. So that's -- that's part of
4 the goal of trying to make that definition.

5 TRUSTEE BRENNAN: I totally agree with where
6 you're going with that. I do believe that the
7 hotel, motel, hospitality, restaurants are the
8 biggest threat. They're the competing interests
9 that will potentially limit other marine
10 opportunities. So I think it's absolutely the
11 right direction.

12 TRUSTEE PHILLIPS: And I think Suffolk
13 County -- I sent around the information that
14 they've been collecting for waterfront properties
15 all along Suffolk County. So the Suffolk County
16 Legislature has been worried about it. And it's
17 not just -- it's not just my segment of the
18 commercial fishing industry. You actually have
19 commercial marinas who their whole function is
20 commercial marinas there, you know, and they're
21 losing space as well.

22 So, you know, everyone wants to live on the
23 water. Well, we don't allow condominiums anymore.
24 123 Sterling is it in my lifetime. You know, I'll
25 put my feet down hard, or whatever. But I think

1 that, you know, we're working on two levels here.
2 We're working on the fact of looking to the future
3 and protecting property owners to be able to have
4 investment in their property. But, on the other
5 hand, we're looking at the community that wants
6 Greenport to be the Greenport that they moved to.

7 And let's face it, the traffic is getting
8 stronger, we have more activity. The tourist trade
9 is great, but it's not a full year-round industry.
10 And our forefathers for the Village, we had our
11 first electric, we had our sewer and water, which
12 was to make us self-maintained. So during any
13 weather event, we could be up and running in the
14 harbor, which has always been the industrial
15 Village of Greenport. So I think that we need to
16 protect that history. Anyway, getting --

17 MAYOR STUESSI: Well, I think that also, if I
18 could interject for a moment, speaks to why the
19 benefit of adding potential housing into the
20 Commercial District as well will reap longer term
21 benefits by having more people here throughout the
22 course of the year, certain -- you know, working,
23 living, and shopping our local stores, you know,
24 from November through March, April, outside of
25 tourist season.

1 TRUSTEE ROBINS: Provide -- you know, provide
2 customers, as well as workers.

3 MAYOR STUESSI: Yeah.

4 TRUSTEE ROBINS: You know, I mean, people, if
5 we want people to work here, they have to have a
6 place to live.

7 TRUSTEE BRENNAN: Yeah.

8 TRUSTEE ROBINS: We can't be expecting them
9 to be driving an hour to come to work.

10 MAYOR STUESSI: Yep.

11 TRUSTEE ROBINS: And our service industry is
12 desperately in need of workers, so things like
13 that.

14 MAYOR STUESSI: Yes. So by removing the Arts
15 District, which was this artificial thing years ago
16 done for different reasons -- we still have
17 wonderful galleries. But by creating incentives to
18 drive housing into this district and legitimize
19 some of those that are not legitimate at the
20 moment, we should certainly be able to do it.

21 TRUSTEE ROBINS: I think you've done a great
22 job, by the way, Mary Bess, and it --

23 TRUSTEE PHILLIPS: Oh, no, it's not just me,
24 it's a team effort.

25 TRUSTEE ROBINS: Well, no, I get it. But I'm

1 just saying that in addressing the critical issues
2 of protecting the Waterfront Commercial District,
3 and the fact that, like you say, there are
4 businesses that we can't even think of right now,
5 that now you'll protect and make sure that
6 they're -- they have the opportunity to, you know,
7 become a reality in the future. So it's not just a
8 decision for now, it's a future decision, so.

9 TRUSTEE PHILLIPS: And as I've said before, I
10 have had the fortune and opportunity be able to go
11 to commercial ports similar to what Greenport was,
12 and New Bedford, and Point Judith, and down in
13 North Carolina, and I have seen where it just
14 developed. It was like in a flash of the night,
15 and all of a sudden they had a great amount of area
16 to do -- to work for commercial fishing, or to do
17 mari -- you know, maritime efforts, and the land
18 just disappeared overnight.

19 I could tell you the example. In Fairhaven,
20 where there's a shipyard there, where people knew
21 they moved next to a shipyard. They bought their
22 property next to a shipyard, and then they started
23 complaining about the pinging, the grinding and the
24 noise. So the gentleman bought tractor trailer
25 containers and lined them up, one, two, three,

1 around the property, because he didn't have to
2 apply for a fence permit, and that's how they --
3 that's how they -- and I don't want to see that
4 here either, so that's okay.

5 The Commercial, the Waterfront Commercial one
6 was probably the easiest one to deal with. So
7 that's my next question, is how do you want to
8 proceed with this? Do you want to -- I'm assuming
9 that Brian and Jason are going to be working on
10 our --

11 MAYOR STUESSI: Yeah, they're working on the
12 draft law for this in order to get something for
13 the Board, which is based off of all this work
14 product you guys have put through. I think we
15 should discuss now if there is any particular
16 concerns relative to anything everybody's seen.

17 TRUSTEE ROBINS: Mayor, I do have one
18 question. I wasn't going to bring it up tonight,
19 but in the definition that you put in for
20 hospitals --

21 MAYOR STUESSI: Well, it's not me, yeah.

22 TRUSTEE ROBINS: Oh, well, the --

23 MAYOR STUESSI: I'm just simply reading it.

24 TRUSTEE ROBINS: Oh, I'm sorry, the
25 committee.

1 MAYOR STUESSI: It's the committee.

2 (Laughter)

3 MAYOR STUESSI: But I will say, as somebody
4 who had his life saved by this hospital, an
5 emergency room is important in this community.

6 TRUSTEE ROBINS: No, absolutely, and I
7 totally support the hospital.

8 MAYOR STUESSI: Yeah.

9 TRUSTEE ROBINS: There's just one line here
10 that I -- that's jumped out at me, and that is that
11 the hospital may include a sanitarium and
12 facilities for the treatment of emotionally
13 disturbed, epileptic, and drug dependent patients.
14 Epileptic -- epilepsy is not a behavioral thing,
15 it's a neurological illness. And to use a term
16 like that in there I think, you know, would
17 stigmatize people that are epileptic. So I don't
18 think that particular word belongs in here.

19 I happen to have a lot of background in this,
20 because my father was a neurologist and head of the
21 American Epilepsy Foundation for many years. And I
22 know that the term epileptic, you know, can be a
23 stigma for people. So I don't think that
24 particular word belongs in here, because you're
25 referring to it as emotionally disturbed, epileptic

1 and drug dependent patients.

2 TRUSTEE BRENNAN: Not good company.

3 TRUSTEE ROBINS: It's not good company. So
4 that's all. Just it's minor, but it's there, you
5 know, and I don't think it belongs there.

6 TRUSTEE PHILLIPS: Well, I guess my next
7 question is, Patrick, you brought up the -- No. 6
8 here, the ship building yards, including facilities
9 for building, repairing and maintaining boat
10 engines and marine equipment. Do you want that to
11 be a specific line within the code?

12 TRUSTEE BRENNAN: No. I actually haven't
13 read the definition that --

14 TRUSTEE PHILLIPS: Oh, okay.

15 TRUSTEE BRENNAN: -- we had gone over, which
16 catches a lot.

17 TRUSTEE PHILLIPS: Okay.

18 TRUSTEE BRENNAN: So, no, no.

19 TRUSTEE PHILLIPS: Okay.

20 TRUSTEE BRENNAN: Back to the hospital
21 definition, has the committee vetted the definition
22 at all with our hospital?

23 TRUSTEE PHILLIPS: Have we vetted it with
24 them?

25 TRUSTEE BRENNAN: Yeah, like solicited

1 their --

2 TRUSTEE PHILLIPS: No, this is --

3 TRUSTEE BRENNAN: Solicited their input at
4 all?

5 TRUSTEE PHILLIPS: No, because we were coming
6 to the Board first before we were going to continue
7 and have something with the Mayor. I would assume
8 that you want to reach out to them, or do you --

9 MAYOR STUESSI: Yeah. I mean, I would be
10 more concerned about making certain the language
11 met some sort of more national standard than what
12 they may be looking for. I say that because our
13 hospital, which has, I think it's 72 beds, I forget
14 what the number is, but over 70% of the beds today
15 are devoted to these other uses of mental health,
16 or drug dependence, etcetera. It's obviously an
17 important use and an area where people need
18 treatment, but as part of a three-hospital system,
19 you know, they're balancing their needs between the
20 three hospitals in Southampton and Stony Brook. So
21 I think it's important as a community that we look
22 at this relative to our needs as a community and
23 make certain that the emergency use and traditional
24 hospital beds are always going to be there, and
25 that we don't wake up one day and find that every

1 bed has potentially been converted into something
2 else.

3 That being said, you know, I certainly don't
4 want to stigmatize, you know, the issues of
5 drug-dependent patients, because that's an issue we
6 all deal with, and, you know, they are providing
7 great service of that, and I think that's
8 important.

9 I -- you know, whomever worked on the
10 definition, I don't know if anybody, between the
11 three of you, Tricia or John, if you have any
12 comments on the definition.

13 PATRICIA HAMMES: No. I mean, the definition
14 was pulled from looking at a variety of definitions
15 in different codes. A lot of people don't define
16 it or define it much more broadly, but it was
17 intended to address specific issues that the
18 Village was focused on. So it kind of started with
19 the general generic definition, which would include
20 all kinds of -- you know, it would allow it,
21 frankly, to be just a rehab center, if that's what
22 they wanted --

23 MAYOR STUESSI: Yeah.

24 PATRICIA HAMMES: -- in the general
25 definition. And then layered in the concepts that

1 the -- that the committee had discussed based on
2 what we had received about ensuring that we
3 maintain an emergency room, and -- you know, and,
4 frankly, basic care facilities.

5 TRUSTEE ROBINS: Just one other thing, piece
6 of information, because my mother worked at the
7 East Community Psychiatric Unit at ELIH for a
8 number of years. I believe it still is the only
9 acute care facility for mental health on the East
10 End, there are no other hospitals out here that do
11 it. You'd have to go to Stony Brook if they're --
12 so, you know, in terms of filling beds in there,
13 and you're saying 40%, it's a very reliable source
14 of patients to the hospital.

15 MAYOR STUESSI: But I was saying over 70% of
16 the beds are devoted --

17 TRUSTEE ROBINS: Oh, is it 70%?

18 MAYOR STUESSI: Yes.

19 TRUSTEE ROBINS: Yeah, yeah.

20 MAYOR STUESSI: Devoted to alcoholism and
21 mental health issues.

22 TRUSTEE ROBINS: Right. It's the only acute
23 care psych facility in the area --

24 MAYOR STUESSI: Yeah.

25 TRUSTEE ROBINS: -- before you go to Stony Brook.

1 MAYOR STUESSI: Well, they just increased. I
2 think it was two or three beds they pulled out of
3 the general population and added additional beds
4 for those services recently. Like I said, my
5 personal goal that I believe is important for the
6 community is to make certain we always have an
7 emergency room and the associated beds to take care
8 of people, so that we're not having to be shipped
9 to Riverhead when, God forbid, something happens.

10 TRUSTEE PHILLIPS: Or flown by helicopter.

11 MAYOR STUESSI: Yes. You have -- you have
12 experience.

13 TRUSTEE PHILLIPS: Yeah, I've had that
14 experience.

15 MAYOR STUESSI: But at least you had a
16 hospital to go to first --

17 TRUSTEE PHILLIPS: Yes.

18 MAYOR STUESSI: -- before they then said go
19 to Riverhead. God forbid you're in Montauk and
20 something happens on the South Fork --

21 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

22 MAYOR STUESSI: -- Montauk, Amagansett, East
23 Hampton, you're going to Southampton, that's the
24 closest hospital. That's a horrifying thought.

25 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

1 TRUSTEE PHILLIPS: Lily, you've been,
2 fortunately --

3 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

4 TRUSTEE PHILLIPS: -- on the quiet end over
5 here, so go ahead.

6 TRUSTEE DOUGHERTY-JOHNSON: The only thing I
7 was going to say, and this was much earlier just to
8 Patrick's plan about taking some other stuff out of
9 Waterfront Commercial, but adding part of Townsend
10 Manor with -- you know, I'm not sure it totally --
11 I'm not sure the land is the exact same, but it
12 balances that out.

13 TRUSTEE BRENNAN: Offset, yeah.

14 TRUSTEE DOUGHERTY-JOHNSON: Yeah. So it's
15 not -- you know, we're making it that much smaller,
16 we're also adding something. So I think that you
17 guys have done an amazing job, as everyone has
18 already said, and it is a lot. But, yeah, it
19 mostly makes sense to me.

20 TRUSTEE BRENNAN: I would just suggest on the
21 hospital definition that I don't think we need to
22 cater to this hospital operator, but I think they
23 are a resource. We should bounce the definition
24 off them and see if they can inform us at all. We
25 may be able to improve the definition by bringing

1 them into the conversation.

2 MAYOR STUESSI: Yeah.

3 TRUSTEE BRENNAN: Not necessarily tailor it
4 to what they need. But I agree with your point,
5 it's -- you want to create the definition that
6 suits our community, not necessarily the current
7 hospital group. But I think that they could -- I
8 think it would be worth testing against them.

9 MAYOR STUESSI: Sure.

10 TRUSTEE PHILLIPS: You're going to do that,
11 yeah?

12 MAYOR STUESSI: Yeah. I had a question about
13 yacht club, and I remember there was a discussion.
14 I had brought up some concerns about our marinas
15 being changed from really public facilities that
16 get utilized by people with their own boats or
17 day-stays, and, you know, working people such as
18 yourself, or, you know, restoring, etcetera, and
19 waking up and finding that it's a private club,
20 which is now happening on the South Fork with one
21 particular company. How do you feel about what's
22 been done with the language here to protect the
23 ongoing interest of seeing marinas get used at a
24 level that supports not just the community use, but
25 visitors, and also the true working waterfront?

1 TRUSTEE PHILLIPS: Is that my question?

2 MAYOR STUESSI: Yeah.

3 (Laughter)

4 MAYOR STUESSI: Sorry. Or if Tricia or John
5 would opine on that.

6 TRUSTEE PHILLIPS: Well, there's a couple of
7 things. You know, in our discussions, you have to
8 realize we also have some property on the other
9 side of Stirling Harbor, which is Safe Harbor.
10 There is some -- some of the facilities like
11 Porto Bello is actually in the Village of
12 Greenport. And then I don't think Billy's by the
13 Bay is, is it, John?

14 JOHN SALADINO: No.

15 MAYOR STUESSI: No, it's not.

16 TRUSTEE PHILLIPS: No. Because as you look
17 at the Village border lines, it kind of -- we have
18 some of Safe Harbor's bulkheading that's in our
19 Village. And my concern has been actually more of
20 the Town of Southold's zoning and dealing with
21 those pieces over there, which is something that I
22 had mentioned in the past. But Porto Bello, of
23 course, will now become a non -- a preexisting
24 nonconforming use.

25 TRUSTEE DOUGHERTY-JOHNSON: I'm sorry.

1 Porto Bello is currently in Waterfront Commercial,
2 right, is that true?

3 MAYOR STUESSI: Yes.

4 TRUSTEE PHILLIPS: Yes.

5 TRUSTEE DOUGHERTY-JOHNSON: Okay. And it
6 still will be.

7 TRUSTEE PHILLIPS: It still will be, but
8 it's --

9 TRUSTEE DOUGHERTY-JOHNSON: But it will be a
10 restaurant.

11 TRUSTEE PHILLIPS: Right.

12 TRUSTEE DOUGHERTY-JOHNSON: Gotcha.

13 MAYOR STUESSI: Tricia, do you want to say
14 something?

15 PATRICIA HAMMES: I would just add to the
16 point on the definition and your concern about a
17 private club. I mean, I think the very nature of a
18 yacht club generally is a membership group, which
19 de facto makes it private. But we tried to address
20 those issues by references, the fact that a yacht
21 club can't have a nightclub, take out food
22 establishment, restaurant, etcetera, it can only
23 provide kitchen facilities --

24 MAYOR STUESSI: Yeah.

25 PATRICIA HAMMES: -- and, yet, it's limited

1 in terms of the kind of public events it can hold,
2 unless it has an entertainment permit, which will
3 provide another check on that.

4 So I -- my personal view is the definition,
5 there was a lot of work that was done thinking
6 about yacht clubs back when 123 Sterling came
7 before the Planning Board, and we looked at that
8 work, as well as kind of other ways that other
9 communities have dealt with it. I don't -- I don't
10 think there's any way to completely 100% say, well,
11 you're not going to have a private yacht club, but
12 you can limit what that private yacht club can do.
13 I mean, de facto, if somebody owns a piece of
14 property, they can have boats come and stay there,
15 right?

16 MAYOR STUESSI: Yeah. I've read the
17 definition a couple of times now, and with that in
18 mind, and was trying to think of anything else that
19 we might be able to say in it, but I think it's
20 appropriate what it is right now.

21 TRUSTEE BRENNAN: You're concerned about kind
22 of a Trojan Horse, where a Yacht Club is really a
23 nightclub --

24 MAYOR STUESSI: Soho House.

25 TRUSTEE BRENNAN: -- a nightclub

1 establishment.

2 MAYOR STUESSI: Yeah, it becomes Soho House
3 with, you know, \$20,000 boat memberships --

4 TRUSTEE BRENNAN: Yeah.

5 TRUSTEE PHILLIPS: Well, I think it --

6 MAYOR STUESSI: -- like on the South Fork now.

7 TRUSTEE PHILLIPS: Right, that's one of them.
8 But I think, also, the other concern is that we've
9 already had examples of some smaller marinas being
10 purchased by conglomerate motel, hotel companies,
11 and I think that that's not what we want. But that
12 is my concern on the other side of the Town of
13 Southold with some things, because, you know, once
14 we provide sewer, at some point that creates
15 another whole, whole can of worms, to be honest
16 with you, which I've mentioned in the past.

17 MAYOR STUESSI: Well, I think, you know, the
18 benefit is, with some of the discussion I had with
19 Supervisor Russell, and we did together as a group
20 in our joint meeting, in asking them to allow us a
21 seat at the table when they're making some zoning
22 decisions within -- call it a mile radius of the
23 Village, that we'll be able to help them craft some
24 code updates over time.

25 So your example of what could potentially go

1 wrong over in the Safe Harbor area towards Sandy
2 Beach we should be able to prevent by working
3 closely with Southold Town on code updates there,
4 or by example, in the area where Riverhead Lumber
5 and the 7-Eleven at the other entry into the
6 Village.

7 TRUSTEE DOUGHERTY-JOHNSON: So this just
8 reminded me of 123 Sterling, and its like --
9 basically, it's private yacht clubs, those spaces,
10 right? So those will also be. But they don't
11 really -- are they currently yacht clubs, since
12 they're not occupied?

13 PATRICIA HAMMES: Well, what you have to
14 remember about 123 Sterling is, actually, this will
15 limit what they can do with that downstairs space,
16 because it would change the definition somewhat.

17 TRUSTEE DOUGHERTY-JOHNSON: Right. I mean --

18 PATRICIA HAMMES: But 123 Sterling is subject
19 to the resolutions, which lays out the terms, and,
20 if you remember, that's about five pages long in
21 terms of what they can do with that space. And
22 those -- the spaces can only be used by the owner
23 of the corresponding apartment, right?

24 TRUSTEE DOUGHERTY-JOHNSON: Right.

25 TRUSTEE PHILLIPS: Right.

1 TRUSTEE DOUGHERTY-JOHNSON: Okay.

2 TRUSTEE BRENNAN: I would -- before the room
3 clears out, I want to add to what the other
4 Trustees and the Mayor said about this work of
5 Trustee Phillips' committee. This is -- you all
6 don't have the benefit of seeing this, but this is
7 some phenomenal in-depth and very thoughtful work
8 that's prepared. I thank you all for the work on
9 it. Great work.

10 TRUSTEE DOUGHERTY-JOHNSON: It's on the
11 website.

12 MAYOR STUESSI: There is 100 pages on the
13 Village website attached to the -- this work
14 session, if anybody cares to pore through it. And
15 then, of course, the draft law will be posted.
16 When that is finished, we'll be voting on bringing
17 that forward. Again, to reiterate what Patrick
18 said --

19 TRUSTEE PHILLIPS: As I said, it was a -- it
20 was a team effort, and I thank --

21 MAYOR STUESSI: It takes a village, as
22 they say.

23 (Laughter)

24 TRUSTEE PHILLIPS: It does.

25 TRUSTEE BRENNAN: And forgive me if some of

1 my questions are -- don't seem appropriate, because
2 I haven't actually digested all of this work that
3 you've done. So just I've got to dig into a lot
4 more.

5 TRUSTEE PHILLIPS: Well, that's why I --
6 that's why I did what I did for everyone tonight,
7 so that they could have a chance to kind of -- it's
8 a -- we've been working with it for a while, so we
9 know where to pinpoint it.

10 TRUSTEE BRENNAN: Yeah.

11 TRUSTEE PHILLIPS: But to go cold turkey on
12 it is -- we've been living and eating and breathing
13 it for the last how many months?

14 MAYOR STUESSI: Yeah. My only question as it
15 relates to the --

16 PATRICIA HAMMES: Three. I'm happy to answer
17 any questions people have.

18 (Laughter)

19 TRUSTEE ROBINS: I need the weekend to read
20 it, but it's a start.

21 PATRICIA HAMMES: Because I probably know
22 where the bodies ever buried.

23 (Laughter)

24 TRUSTEE PHILLIPS: Well, actually, I
25 appreciate it, because it's been a lot of work on

1 your part and John's part.

2 So, if you're comfortable with this, do you
3 want to move on to the Commercial Retail? Because
4 that's the one that has some significant changes
5 in it.

6 TRUSTEE BRENNAN: I have just one more
7 question on the Waterfront Commercial. On Page 2,
8 Page -- 1, 2 -- Page 3, Mary Bess, of your sheet
9 here, Part G, which is the lot density bonus or lot
10 coverage bonus if you provide public access between
11 Front Street and --

12 TRUSTEE PHILLIPS: We didn't -- we didn't
13 really touch that, because we thought that was
14 probably going to be an LWRP consideration, or your
15 consideration and --

16 TRUSTEE BRENNAN: Yeah. I was -- I was just
17 wondering if, yeah, if you had discussed the
18 potential of expanding this lot coverage bonus to
19 say between -- so between Main Street and the
20 harbor, which would cross through Townsend Manor.
21 Would the Village be interested in giving them a
22 coverage bonus if they had public access, so
23 it's -- because this is only for -- this is a very
24 limited area, it's between Front Street and the
25 harbor, or between Carpenter and the harbor, which

1 would cut through the STIDD property.

2 TRUSTEE PHILLIPS: Right.

3 TRUSTEE BRENNAN: Would we -- would we
4 contemplate giving a density or lot coverage bonus
5 to --

6 TRUSTEE PHILLIPS: I think we kind of felt
7 that that was a Town -- not Town, but that was a
8 Village Board discussion. That was something that
9 we felt that the lot -- you know, that's something
10 that was kind of tied to the LWRP way back when.

11 TRUSTEE BRENNAN: Yeah.

12 TRUSTEE PHILLIPS: Especially with the
13 development of Mitchell Park. And we discussed it,
14 but we all kind of looked at each other, and kind
15 of, "That's a little bit above our pay grade at the
16 moment." So that's -- it's in this pay grade.

17 TRUSTEE DOUGHERTY-JOHNSON: I mean, is that
18 something that's ever been used?

19 MAYOR STUESSI: I mean, I think it's worth
20 considering, Patrick. But with that, what I
21 believe is that we should look at that particular
22 property as one use, rather than bifurcating the
23 property on water and land. I can't --

24 TRUSTEE BRENNAN: Are you talking about
25 Townsend?

1 MAYOR STUESSI: Townsend, because I can't
2 think of any other situation where a property is
3 bifurcated between the water and the land, that the
4 water use is contingent to the land on a property.
5 And this, this sort of speaks to if they
6 potentially wanted to do something else that was
7 marine related as part of the Waterfront
8 Commercial. I would say let's encourage them to do
9 it and give them that potential bonus by allowing
10 some sort of public access.

11 TRUSTEE BRENNAN: Yeah. I'm not for -- I'm
12 not for splitting the Townsend into two zones
13 either.

14 MAYOR STUESSI: Yeah.

15 TRUSTEE PHILLIPS: As I said, I'm having
16 second thoughts about it, so.

17 TRUSTEE BRENNAN: Okay.

18 TRUSTEE DOUGHERTY-JOHNSON: To me, it seems
19 like a reasonable compromise. Like to change the
20 whole thing from CR to Waterfront is like -- seems
21 pretty -- it's pretty serious, I mean, for -- you
22 know, for -- and it is a historic place, it has
23 been for a long time. So I think the splitting of
24 it, even though it's odd, I agree, that there's
25 not -- I don't know. It makes some sense to me.

1 TRUSTEE PHILLIPS: Well, it makes -- it made
2 sense to me, too, but then I'm thinking about
3 someone coming in and the marina is still in
4 existence, and the marina can't advance because
5 it's in Waterfront Commercial. But then the
6 Commercial Retail portion of it is going to be
7 allowed to advance, even though it's going to be a
8 conditional use when we get to the CR.

9 TRUSTEE DOUGHERTY-JOHNSON: Right, but then
10 it's up to the Planning and Zoning Boards.

11 TRUSTEE PHILLIPS: Then it would be up to the
12 Planning and Zoning Boards. So that's where I was
13 coming from originally. But we all know that
14 there's -- I'm sorry, I'm going to say the wolves
15 are at the door, they're at the entrance of both
16 the -- each end of the Village, and I think we need
17 to kind of think about what we want the Village to
18 look like on Main Street, as well as Front Street.

19 TRUSTEE BRENNAN: Right.

20 MAYOR STUESSI: Right. So why don't we move
21 into commercial and we can look at that for a
22 moment.

23 TRUSTEE PHILLIPS: Okay. Okay, Commercial
24 Retail. Pretty much the biggest changes on this
25 was moving eating and drinking places to

1 conditional uses. We're taking out hotel, motels
2 and moving them to conditional uses. We were
3 eliminating the manufacturing, assembling, deleting
4 that. We took out clubs and just put in fraternal
5 lodges. We took out marina and docking facilities,
6 because that's where the Townsend Manor kind of
7 came up as a question. Gasoline stations, we had
8 quite a discussion about that, and we moved it to
9 conditional, even though I don't think we'll ever
10 see another gas station in downtown Greenport.

11 (Laughter)

12 TRUSTEE PHILLIPS: I mean, the Village, to be
13 honest with you.

14 MAYOR STUESSI: Oh, at least some more
15 charging stations there.

16 TRUSTEE PHILLIPS: I think Mr. Roberts may be
17 it. The gallery and the studios were moved to a
18 different section. And then we got down to the
19 accessory apartment dwellings, which is probably
20 one of the biggest changes in here. That is going
21 back to how apartments are allowed over the
22 Commercial Retail buildings.

23 So that's -- that's -- with also that we put
24 into -- oh, I see, I didn't put the right thing in
25 here. Okay. If you go back into this larger

1 document here on Page -- it starts on Page 3, and
2 it says, "Apartment dwellings located in principal
3 buildings and, to the extent in existence as of the
4 date of the amendment, in accessory buildings
5 thereof, subject to the following standards and
6 requirements." One is relating to site plan
7 approvals to be deleted to be made -- well, okay.
8 We're not deleting the site plan, but it's -- there
9 are certain conditions in here that would create
10 the apartments to go to Planning, correct?

11 PATRICIA HAMMES: Correct.

12 TRUSTEE PHILLIPS: If they are -- if they
13 are --

14 PATRICIA HAMMES: If they're expanding.

15 TRUSTEE PHILLIPS: It they're expanding. The
16 same way with the restaurants that are currently in
17 existence, they would still be fine as being, you
18 know, in the Commercial Retail, but if -- they'd be
19 conditional uses. But if they decide to expand,
20 then they need to go back for site plan review and
21 go through the whole parking situation, where they
22 would have to pay for -- in lieu of parking. It
23 was suggested that they pay for in lieu --

24 PATRICIA HAMMES: But I think the restaurants
25 and -- there needs to be a clarification on

1 restaurants, right? So restaurants, in terms of
2 them being permitted versus conditional, what we
3 did was, if it's an existing restaurant, same thing
4 with hotels and bars, all of those are continued as
5 a permitted use in the form that they're in today
6 under their current site plans.

7 TRUSTEE PHILLIPS: Right.

8 PATRICIA HAMMES: If they are subject to a
9 substantial expansion, in the case of a restaurant
10 or a hotel, or a bar, that would trip it into a
11 conditional use --

12 TRUSTEE PHILLIPS: Conditional uses.

13 PATRICIA HAMMES: -- analysis, is ones
14 that -- one consequence. A restaurant that's under
15 1300 square feet, though, still continues as a
16 permitted restaurant. And so there are certain
17 restaurants that will be permitted as-of-right. If
18 it's over 1300 square feet, that's when it gets
19 tripped into the conditional use going forward,
20 and -- but hotels, motels, bars and tasting rooms
21 all move into conditional use if they're not in
22 existence today, or they undergo a substantial
23 expansion.

24 TRUSTEE DOUGHERTY-JOHNSON: Wait. Even if
25 they are under 1300 square feet? Bar is -- bar is

1 taste -- bar is tasting room --

2 PATRICIA HAMMES: Right, a bar, a bar.

3 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

4 PATRICIA HAMMES: And all these things are
5 defined.

6 TRUSTEE DOUGHERTY-JOHNSON: Right.

7 TRUSTEE PHILLIPS: Right. And nightclub --

8 PATRICIA HAMMES: Whereas before we just
9 had -- the code just had a generic eating and
10 drinking establishment reference, which nobody
11 really knew what that was or what it encompassed.
12 So now restaurants are defined, takeout
13 establishments are defined, bars are defined,
14 nightclubs are defined, hotels and motels are
15 defined with a little bit more clarity.

16 MAYOR STUESSI: Night clubs are eliminated,
17 right?

18 TRUSTEE PHILLIPS: Yes.

19 PATRICIA HAMMES: They are, but there's a
20 definition so you know what they are.

21 MAYOR STUESSI: Okay. And then --

22 PATRICIA HAMMES: That they're a prohibited use.

23 MAYOR STUESSI: The addition being that there
24 would be this new entertainment permit.

25 PATRICIA HAMMES: Right.

1 MAYOR STUESSI: So anybody that wants to have
2 live music, deejay --

3 PATRICIA HAMMES: Right.

4 MAYOR STUESSI: -- some sort of dancing, they
5 would apply for the permit, there would be
6 limitations set.

7 PATRICIA HAMMES: Correct, correct.

8 TRUSTEE PHILLIPS: So that --

9 MAYOR STUESSI: Hours of operation for it.

10 TRUSTEE PHILLIPS: Right. And that permit,
11 which we discussed many years ago, well, yeah, it
12 was two years, three years ago, was dealing with
13 trying to deal with noise limits.

14 MAYOR STUESSI: Yeah.

15 TRUSTEE PHILLIPS: Because there was no
16 mechanism for enforcement. And we did at that
17 time, it was called a music permit at that point.
18 I think we were discussing it, Julia. But this is
19 just an expansion on that, so that it affords --
20 we're a multi-zone community where we have
21 residential living next to commercial, and
22 everybody has to get along with each other, but
23 there has to be ground rules for each side to
24 understand enforcement-wise what has to happen,
25 okay? So --

1 MAYOR STUESSI: And correct me if I'm wrong.
2 The intent would be that anybody that's preexisting
3 today that's offering some sort of entertainment
4 like this would not pay a fee, they would get
5 grandfathered in, fill out the permit, end up in
6 front of the Board for approval on it, and then
7 these permits would potentially be renewed
8 annually, and it would be subject to some sort of
9 test that --

10 PATRICIA HAMMES: Two years.

11 MAYOR STUESSI: Two years? That makes more
12 sense.

13 TRUSTEE PHILLIPS: Was it two? Yeah, it was
14 two years.

15 PATRICIA HAMMES: Yeah. So the way that it
16 covers it is everybody --

17 MAYOR STUESSI: But could be revoked if
18 you're misbehaving.

19 PATRICIA HAMMES: Everybody -- there's a
20 safeguard in it that allows you, if you just did
21 like one or two events and forgot to get your
22 permit, you're okay.

23 MAYOR STUESSI: Uh-huh.

24 PATRICIA HAMMES: But the way the entertainer
25 permit section is drafted, everybody that wants to

1 have a deejay or entertainment band, or whatever,
2 and/or hosts private events, would have to come and
3 get one. The question of the fee, I think the
4 recommendation of the -- of the group was that the
5 Village will have to set those fees, but we would
6 recommend waiving for the first application.

7 TRUSTEE PHILLIPS: For the first go-around.

8 PATRICIA HAMMES: And then it's good for two
9 years. The first application has to go to the
10 Planning Board. After two years, if you can
11 certify that you're not changing anything, and you
12 haven't had a series of violations, it would really
13 be ministerial, and the Building Inspector would
14 just reissue it, so you wouldn't have to go back to
15 the Planning Board.

16 MAYOR STUESSI: Well, that makes sense.

17 PATRICIA HAMMES: It would only be if you had
18 a substantive change --

19 MAYOR STUESSI: Right.

20 PATRICIA HAMMES: -- or you would have a
21 series of violations that you would actually have
22 to go back to the Planning Board for the renewal of
23 that permit.

24 TRUSTEE PHILLIPS: And this also includes the
25 ones that are in the Waterfront Commercial District

1 as well --

2 MAYOR STUESSI: Uh-huh.

3 TRUSTEE PHILLIPS: -- as far as the
4 entertainment permit.

5 PATRICIA HAMMES: Yeah. Basically, any
6 business --

7 TRUSTEE PHILLIPS: Any business.

8 PATRICIA HAMMES: -- that wants to do that,
9 whether it's a restaurant, a bar, a gallery wants
10 to have -- have entertainment, they have to have an
11 entertainment permit going forward.

12 MAYOR STUESSI: Uh-huh.

13 TRUSTEE BRENNAN: What is the distinction
14 between a permit and a license in this kind of
15 case?

16 PATRICIA HAMMES: It's just a name.

17 TRUSTEE BRENNAN: One's not --

18 PATRICIA HAMMES: You can call it whatever
19 you want. If you want to call it a license, you
20 can call it a license. Most, most codes that I
21 looked at or we looked at refer to a permit.

22 TRUSTEE BRENNAN: Permit.

23 TRUSTEE PHILLIPS: Oh, yeah, most of them do.
24 I think, also, the other -- the other -- the
25 positive towards this and some of the changes in

1 the Commercial Retail is we've all heard the
2 complaints over the years of the noise after hours,
3 or the activities that go on, and, you know,
4 disturbing quality of life for the residents. And
5 there comes a point where we have to say -- we have
6 to be peace-makers, and we have to say, "Here's the
7 rules, folks," on both sides, not just one, on both
8 sides, because sometimes we do have, you know,
9 residents, that they have grand parties and they're
10 disturbing their neighbors as well. Now they don't
11 need to be having an entertainment permit, but the
12 noise ordinance needs to be some type of a -- you
13 know, the noise ordinance could get into a wide
14 variety of things, leaf blowers, lawnmowers, you
15 know, engine, you know, a whole wide thing.

16 But I believe that the downtown Business
17 District has to thrive, but it has to thrive where
18 it works with the residential community for those
19 who are -- I mean, they're the ones that are
20 dealing with the parking. The residents are
21 dealing with the excess parking, they're dealing
22 with the increased intensification of the
23 businesses. They're also dealing with the services
24 that are required for some of these establishments
25 to continue. And we have to do something to make

1 it an even playing field for both sides, and that's
2 where the code comes in.

3 TRUSTEE BRENNAN: Yeah, I think, absolutely,
4 especially if we're contemplating putting more
5 residential units in the downtown area, they have
6 to go hand in hand.

7 MAYOR STUESSI: Yep.

8 TRUSTEE PHILLIPS: And it's going to bring up
9 parking. It's part of this, you know, it's part of
10 the scenario here. And I think, if I remember --

11 PATRICIA HAMMES: I can give a short answer
12 on parking.

13 TRUSTEE PHILLIPS: Go ahead.

14 PATRICIA HAMMES: But what the -- what the
15 group has proposed with parking is we're getting
16 rid of the grandfathering.

17 TRUSTEE PHILLIPS: Right.

18 PATRICIA HAMMES: But there's the concept of
19 an exempted business. And so in the CR, if you're
20 a permitted business, as opposed to a conditional
21 use, you're basically exempted from parking on the
22 basis of -- we all know the town is built, there's
23 no place to put parking. But if you're a
24 conditional use, you become subject to the parking
25 requirements, and then you have a choice to either

1 go for a variance, or go for payment in lieu of
2 parking. And if it's payment in lieu of parking,
3 we also proposed that the dollar amount should be
4 significantly increased, so there's actual money to
5 do something, whether it's road maintenance,
6 parking facility maintenance, or the building of a
7 new parking lot. But, in essence, that's what the
8 parking, the parking proposal does.

9 JOHN SALADINO: And could you tell them,
10 could you also explain to them about the -- if it's
11 a substantial --

12 PATRICIA HAMMES: Substantial. Substantial
13 will be interpreted into conditional use, which
14 will do the same thing, but --

15 JOHN SALADINO: But only -- but only the
16 amount.

17 PATRICIA HAMMES: But only the amount by
18 which they increase, correct.

19 TRUSTEE PHILLIPS: Right.

20 PATRICIA HAMMES: So if it's an existing
21 business that trips by substantial expansion into
22 conditional use, they only have to provide the
23 incremental.

24 MAYOR STUESSI: I think what's wonderful
25 about this proposal that you guys have is that when

1 a new business wants to come to town and it's, you
2 know, a mom-and-pop type retailer, hopefully,
3 somebody local wants to start something, that
4 they're able to do so in an existing business. Say
5 it's a T-shirt shop changing to Patrick's Hat Shop,
6 he's able to do that without hitting a bunch of
7 parking regulations and fees, which would be too
8 onerous for a small business person, and, frankly,
9 not be needed for something that's already
10 existing.

11 TRUSTEE PHILLIPS: Well, we've heard this,
12 and this is what was the hang-up for the full Board
13 at the time trying to develop that. I think that
14 it worked where it was -- it took a step away. And
15 as we started dealing with what needed to remain
16 Commercial Retail, and how to survive the
17 mom-and-pops, and also, you know, everybody's
18 worried about chain stores. You know, that's
19 another issue that's --

20 MAYOR STUESSI: No, God forbid.

21 PATRICIA HAMMES: It's also what drives --
22 it's also kind what's driving, what's driving
23 volume at peak hours and things like that.

24 MAYOR STUESSI: God forbid we become East
25 Hampton and, you know, all the businesses say,

1 "Labor Day Closed, come see us Memorial Day," that
2 would be a problem. I think what you guys have
3 done code-wise with trying to encourage small
4 business, make it easier for the small business
5 people, look at potentially bringing more
6 residential into the downtown district should give
7 us a good amount of foundation to build a
8 year-round business, together with, you know,
9 getting our theater reopened in the summer, which
10 would be a nice thing to see again, which I
11 appreciate that def -- I read the definition for
12 that, and I notice you have music as part of that,
13 which I think is important for a building like that
14 to have sort of multi-use, you know.

15 TRUSTEE BRENNAN: Which building?

16 MAYOR STUESSI: The theater. The definition
17 of theater includes live music, which I think is
18 important.

19 TRUSTEE PHILLIPS: Well, I think that, you know,
20 for me, it's following the example of what
21 Riverhead does downtown with their --

22 MAYOR STUESSI: Yeah.

23 TRUSTEE PHILLIPS: With their theater,
24 that -- you know, the theater that we traditionally
25 grew up, or I grew up with, is -- doesn't really

1 exist any longer. It's more of a multifaceted
2 entertainment function, and I think that's where I
3 think we came from with the definition.

4 MAYOR STUESSI: Well, the ironic part about
5 it, is if you look at the history of theaters, and
6 they started out with silent films and live music
7 in it, and now we're going to be bringing both
8 back.

9 (Laughter)

10 TRUSTEE PHILLIPS: Anyway --

11 TRUSTEE BRENNAN: I think this idea about
12 exempting the permitted uses -- exempting the
13 parking parts from the permitted uses is really
14 smart. I think that is, for me anyway, is a new
15 way of looking at this problem I hadn't really
16 contemplated before, and it seems much cleaner.

17 PATRICIA HAMMES: We spent a lot of time
18 trying to talk through all the different
19 categories.

20 TRUSTEE PHILLIPS: Yeah.

21 PATRICIA HAMMES: And then we realized that
22 we were talking about the same thing over and over
23 again, which was there were these large businesses,
24 which were really the ones that we felt needed --
25 we needed to deal with the parking on, and then

1 there were the kind of businesses that were the
2 smaller businesses that really contribute to the
3 fabric of the local community that we didn't want
4 to penalize. And so when you start -- the more you
5 went through it, the more you realized the easiest
6 way to divide it was permitted versus conditional.

7 TRUSTEE PHILLIPS: And it was a compromise.
8 It was a good compromise between the two, John,
9 wouldn't you say?

10 JOHN SALADINO: I think -- I think we did
11 everything we could to accommodate everybody.

12 (Laughter)

13 PATRICIA HAMMES: There were some divergent
14 views on parking.

15 TRUSTEE PHILLIPS: Oh, it's been an issue.
16 Yeah, this, believe me, this has been --

17 MAYOR STUESSI: You guys are in a good place.
18 Congratulations on that.

19 TRUSTEE PHILLIPS: I call it the think -- I
20 call it the think tank.

21 PATRICIA HAMMES: It was a negotiation.

22 TRUSTEE PHILLIPS: Yeah. I call it the think
23 tank. That's where I came from with, you know,
24 let's just throw out all the ideas and see how it
25 comes. And sometimes they were -- sometimes John

1 and Tricia would look at me like I had three heads,
2 but then they'd start thinking about it and go,
3 "Oh, yeah."

4 TRUSTEE DOUGHERTY-JOHNSON: Yeah. I mean, I
5 think the important point you guys said is that
6 it's already built out, right, the Village. So if
7 you're -- if people take over a business that like
8 just has no parking, you don't want to necessarily
9 like say, "Oh, you have to pay \$25,000," or you're
10 encouraging, like we were talking about before,
11 about like --

12 MAYOR STUESSI: Yeah you're encouraging
13 Tiffany and Cartier --

14 TRUSTEE DOUGHERTY-JOHNSON: Like let's knock
15 it down, or --

16 MAYOR STUESSI: -- not Patrick's Hat Shop,
17 right.

18 TRUSTEE DOUGHERTY-JOHNSON: Right, or knock
19 down something to create parking, which is not what
20 we want. So I think it is a good -- a good way to
21 do that.

22 TRUSTEE ROBINS: And I don't see anybody here
23 from the BID tonight, but I can tell you, having
24 worked with them for so many years, that I have a
25 feeling that they will approve of this as well. I

1 think it really kind of speaks to what they want
2 for the Village as well, so.

3 MAYOR STUESSI: Yeah. And I think to your
4 point, the way this entertainment permit has been
5 crafted, too, it will deal with a lot of the, you
6 know, real -- beyond friction, this, you know,
7 brawl between the residential community and some of
8 the, you know, restaurants and bars, where I think
9 we can, you know, now hand-in-glove really have a
10 solution that's going to work for everybody. And
11 those that behave well and operate well will keep
12 it in perpetuity. Those that don't will end up
13 losing it.

14 TRUSTEE ROBINS: Yeah. But I really like
15 the, you know, concept of encouraging small
16 mom-and-pop businesses, because those are the
17 sustainable businesses that, you know, keep this
18 Village year-round.

19 TRUSTEE PHILLIPS: Well, also, we're trying
20 to encourage the, you know, residential downtown.
21 I think you'll start to see a development of some
22 retail services that we don't have any longer. I
23 think you might see the small mom-and-mop be that
24 direction of something, who knows.

25 TRUSTEE ROBINS: Patrick's Hats.

1 TRUSTEE BRENNAN: Yeah. And that's where --

2 TRUSTEE PHILLIPS: You know, maybe we
3 have one -- we have one major building downtown
4 that everybody has a lot of ideas, but we don't own
5 the property. But, you know, the idea is to float
6 to him, or the property owners, of, you know,
7 here's an opportunity, maybe you could think of
8 doing something with it, or, you know, here's --
9 instead of -- instead of constantly complaining
10 about it, it would be better to take an approach
11 of, "Let's talk about this. Let's think outside of
12 the box. Is there something that you think you can
13 do with it?"

14 MAYOR STUESSI: Well, I --

15 TRUSTEE PHILLIPS: Yeah.

16 MAYOR STUESSI: I will say on this one
17 property you're mentioning, you know, I had, as I
18 disclosed publicly, had conversations with the
19 owners there. They are excited about the potential
20 changes to look at additional uses, issues as it
21 relates to parking, and potentially residential
22 above. And it was great to see that they cleaned
23 up the building. We're working on doing something
24 with windows, so -- but we're making progress.

25 TRUSTEE PHILLIPS: So I really don't think

1 there's much more that I can really put out there,
2 unless anybody else has any other questions?

3 TRUSTEE BRENNAN: I saw some language in here
4 about how to make sure that these residential over
5 commercial units are -- the concern is that they
6 don't turn into short-term rentals or expensive,
7 expensive housing.

8 TRUSTEE PHILLIPS: There's language in there
9 that will make them year-round rentals, that
10 short-term, short-term rentals -- blah, blah --
11 short-term rentals are not an option, and I think
12 that's important, that's an incentive. I think it
13 will create -- especially since the Governor now
14 has announced some funding for housing. That's an
15 interesting prospect to kind of look into to see if
16 we can mould that idea into something that -- and
17 I've always said that. You can't really force
18 them, force a property owner to comply with
19 affordable housing or workforce, but you can put
20 incentive in the code to guide them that way.

21 MAYOR STUESSI: No, yeah.

22 TRUSTEE PHILLIPS: And I think that's --
23 that's how that came out. And I think with the
24 Governor's recent announcement today, which I
25 haven't really had a chance, I don't think any of

1 us have had a chance to really look at it, we might
2 be able to kind of, with a grant-writer, to find
3 something to help a property owner --

4 MAYOR STUESSI: Yep.

5 TRUSTEE PHILLIPS: -- to -- similar to this
6 one we're talking about, to continue to do
7 something. We also, I think, on the building
8 heights that I do need to mention, we have
9 suggested that it only be secured at 35.

10 PATRICIA HAMMES: Two floors.

11 TRUSTEE PHILLIPS: Two floors.

12 JOHN SALADINO: Thirty-five feet.

13 PATRICIA HAMMES: But no higher than 35 feet.
14 But the intention is to revisit that potentially
15 down the line when we look at the housing, more
16 housing stuff. So to having a conversation about
17 the bonus in Waterfront Commercial, you might be
18 able to offer a bonus for affordable housing.

19 TRUSTEE BRENNAN: And you think that's later?

20 PATRICIA HAMMES: That's later.

21 TRUSTEE BRENNAN: Okay.

22 PATRICIA HAMMES: We were just trying to get
23 through the changes that we thought we needed to
24 get out for the moratorium.

25 TRUSTEE PHILLIPS: We were just trying to get

1 it to move forward --

2 TRUSTEE BRENNAN: Yep.

3 TRUSTEE PHILLIPS: -- so that we could get
4 out of the moratorium.

5 PATRICIA HAMMES: But I think that's next on
6 the list.

7 MAYOR STUESSI: So our existing height level
8 is preserved where it is today?

9 PATRICIA HAMMES: Yes, it is, it is.

10 TRUSTEE ROBINS: At the moment.

11 TRUSTEE BRENNAN: Well, it's clarified.

12 MAYOR STUESSI: Yes.

13 TRUSTEE PHILLIPS: It's clarified, because
14 there's been --

15 MAYOR STUESSI: That is, yeah.

16 PATRICIA HAMMES: It's clarified.

17 MAYOR STUESSI: Yeah.

18 PATRICIA HAMMES: And whatever the ZBA's
19 previous interpretation was on this point.

20 JOHN SALADINO: The interpretation that the
21 ZBA made with Menhaden is that it was -- that it
22 was two floors and it was 35 feet.

23 AUDIENCE MEMBER: When you say two floors, is
24 it two floors --

25 JOHN SALADINO: Two stories.

1 AUDIENCE MEMBER -- above the slab to there,
2 or two --

3 JOHN SALADINO: Two stories.

4 AUDIENCE MEMBER: Two-story elevated. You
5 have a slab, and you have a floor and a floor.

6 JOHN SALADINO: Right.

7 AUDIENCE MEMBER: That's two stories.

8 JOHN SALADINO: Yes.

9 AUDIENCE MEMBER: Got it.

10 JOHN SALADINO: Actually it was in the code.

11 AUDIENCE MEMBER: Yeah. But I tried to -- I
12 tried do it and I wasn't getting there.

13 PATRICIA HAMMES: Yes. To got to -- to go to
14 your point, yes, we clarified that in the code with
15 the intention of, immediately, when we get back to
16 the discussion about housing --

17 TRUSTEE PHILLIPS: And other issues, yeah.

18 PATRICIA HAMMES: Yeah.

19 TRUSTEE PHILLIPS: But one of the goals was
20 to get us to the point where the moratorium is
21 coming down to an end with the code section, and
22 start moving forward on stuff to kind of --

23 PATRICIA HAMMES: There were a lot of other
24 things we could address.

25 TRUSTEE BRENNAN: They are -- the current

1 iteration would include housing in the CR?

2 TRUSTEE PHILLIPS: Yes.

3 PATRICIA HAMMES: Just that, but not
4 affordable --

5 TRUSTEE BRENNAN: It's not affordable units.

6 PATRICIA HAMMES: It's not required to be
7 affordable.

8 TRUSTEE PHILLIPS: But it's housing --

9 PATRICIA HAMMES: But it's required to be
10 housing full-time.

11 TRUSTEE BRENNAN: Well, full-time. So it may
12 end -- it could -- that could still end up being
13 expensive full-time houses.

14 TRUSTEE PHILLIPS: Right.

15 JOHN SALADINO: But that's as of right now.

16 PATRICIA HAMMES: Yes.

17 JOHN SALADINO: Because with changes --

18 PATRICIA HAMMES: We just added more verbiage
19 around it.

20 JOHN SALADINO: There's residential in the CR
21 now as-of-right.

22 TRUSTEE BRENNAN: Right. And, Tricia,
23 what did you say?

24 PATRICIA HAMMES: I said there is -- and he's
25 correct, right now, you can have residential --

1 TRUSTEE BRENNAN: Yeah.

2 PATRICIA HAMMES: -- in the CR --

3 TRUSTEE PHILLIPS: CR.

4 PATRICIA HAMMES: -- not in the WC.

5 TRUSTEE BRENNAN: Right.

6 PATRICIA HAMMES: So there's a difference
7 there. And I believe that it says full-time. It's
8 not defined what that means. And so the provision
9 really was to provide additional clarifications to
10 what that meant, particularly since it will now be
11 extended into the WC. But, again, to cap it at
12 only the two floors for now, because when we get to
13 affordable housing, we would use the third floor as
14 an incentive.

15 TRUSTEE PHILLIPS: As an incentive.

16 TRUSTEE BRENNAN: But you said extended into
17 the WC. You mean to the properties that are --

18 PATRICIA HAMMES: Well, we're changing those, too.

19 TRUSTEE PHILLIPS: We're changing them,
20 they're changing.

21 TRUSTEE BRENNAN: Those are changing.

22 TRUSTEE PHILLIPS: Correct.

23 MAYOR STUESSI: Yeah. So the south side of
24 Front Street.

25 PATRICIA HAMMES: Not the WC, they're staying

1 in WC.

2 MAYOR STUESSI: The south side of Front
3 Street --

4 PATRICIA HAMMES: Right.

5 MAYOR STUESSI: -- is now Waterfront
6 Commercial. When it becomes Commercial --

7 PATRICIA HAMMES: And the west side of Main
8 Street.

9 MAYOR STUESSI: -- we will be legitimizing
10 existing housing?

11 TRUSTEE PHILLIPS: Correct.

12 MAYOR STUESSI: And allow additional housing.

13 PATRICIA HAMMES: But only -- but only to the
14 extent it's full-time --

15 MAYOR STUESSI: Right, right.

16 PATRICIA HAMMES: -- 12-month leases --

17 MAYOR STUESSI: Right, yeah.

18 PATRICIA HAMMES: -- that they can prove that.

19 MAYOR STUESSI: Yep.

20 TRUSTEE PHILLIPS: Yes. Because we did --
21 short-term rental was a hot topic that we just felt
22 that it doesn't need to be downtown Greenport.
23 We're not looking for that. That's not what the
24 community is really asking for. They've been loud
25 and clear about that topic, and I'm sure we'll be

1 discussing it at another point. But we felt in the
2 discussion that this was an opportunity to make a
3 niche where it was for 12-month rentals.

4 JOHN SALADINO: Well, in all fairness, it
5 says that now.

6 TRUSTEE PHILLIPS: Yeah. No, it does.

7 JOHN SALADINO: You know, the -- the
8 intention of the law, when they passed it in 2002,
9 2001?

10 PATRICIA HAMMES: Was full-time, or something
11 like that.

12 JOHN SALADINO: The intention was that --
13 that it be full-time --

14 TRUSTEE PHILLIPS: Right.

15 JOHN SALADINO: -- that it be year-round, but
16 nobody paid attention.

17 MAYOR STUESSI: Do we need to add bed and
18 breakfast into these definitions? Because --

19 PATRICIA HAMMES: No. Bed and breakfast --

20 TRUSTEE PHILLIPS: That was separate.

21 PATRICIA HAMMES: -- is dealt with in the
22 code itself.

23 TRUSTEE PHILLIPS: That's exactly what we're
24 saying.

25 MAYOR STUESSI: Okay.

1 PATRICIA HAMMES: If you go to -- if you go
2 to --

3 TRUSTEE PHILLIPS: Residential.

4 PATRICIA HAMMES: -- residential.

5 MAYOR STUESSI: Uh-huh.

6 PATRICIA HAMMES: And we did not -- I mean,
7 there were a number of things that came up on
8 residential that we did not touch at this point,
9 because, again, the view is that was opening a can
10 of worms that we were going to have to address at
11 some point, or the Code -- whoever's on Code
12 Committee going forward would need to address at
13 some point. But the real goal was to get through
14 the really important points for getting out of the
15 moratorium.

16 MAYOR STUESSI: But do we currently allow bed
17 and breakfast in Commercial?

18 PATRICIA HAMMES: There is a conditional --
19 it's a conditional use in the Residential --

20 TRUSTEE PHILLIPS: Residential.

21 MAYOR STUESSI: No, not Residential, I'm
22 talking about the Commercial.

23 PATRICIA HAMMES: No, not in Commercial, no.

24 TRUSTEE PHILLIPS: No.

25 MAYOR STUESSI: Should we?

1 PATRICIA HAMMES: No, not right now.

2 TRUSTEE PHILLIPS: That's -- bed and
3 breakfast, there's only four of them.

4 PATRICIA HAMMES: It's an owner-occupied
5 concept.

6 TRUSTEE PHILLIPS: Yeah.

7 MAYOR STUESSI: Okay.

8 TRUSTEE PHILLIPS: And there's only -- right
9 now, there's --

10 PATRICIA HAMMES: There's no houses that are
11 downtown that are doing that.

12 TRUSTEE PHILLIPS: No, that could accommodate
13 that.

14 PATRICIA HAMMES: We can talk about it at
15 Wednesday's meeting.

16 MAYOR STUESSI: Yeah, okay.

17 TRUSTEE PHILLIPS: Okay.

18 MAYOR STUESSI: Anybody else on this on the
19 Board before we move on to other limited topics?
20 Patrick? Julia?

21 TRUSTEE ROBINS: I'm good. Thank you.

22 MAYOR STUESSI: Okay. That was the last item
23 on the public agenda. With that, I want to thank
24 the public for attending. The Board is going to go
25 into executive session, and we will close the

1 public meeting after that. I thank everyone for
2 being here.

3 TRUSTEE PHILLIPS: You need to make a motion.

4 MAYOR STUESSI: We're going --

5 TRUSTEE PHILLIPS: You need to make a motion
6 to go into executive session.

7 MAYOR STUESSI: Yeah, we're --

8 TRUSTEE BRENNAN: And for what reason?

9 MAYOR STUESSI: Exactly. I want to make a
10 motion to go into executive session on a human
11 resource issue. All in favor?

12 TRUSTEE ROBINS: Aye.

13 TRUSTEE BRENNAN: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

16 MAYOR STUESSI: Aye.

17 The motion carries.

18 MR. STOLAR: So it's for the -- it's for the
19 hiring, firing or discipline of personnel, not for
20 human resources. You've got to be more specific.

21 MAYOR STUESSI: Okay. So I'd like to remake
22 that motion. It is for the consideration of
23 hiring, firing, regarding personnel matter for an
24 individual. Do we have a second?

25 TRUSTEE BRENNAN: Second.

1 MAYOR STUESSI: All in favor?

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE BRENNAN: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE DOUGHERTY-JOHNSON: Aye.

6 MAYOR STUESSI: Aye.

7 (The Meeting was Adjourned to Executive
8 Session at 8:45 p.m.)

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