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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
-----x
BOARD OF TRUSTEES
SPECIAL MEETING ON COMMUNITY HOUSING
-----x

101 Front Street
Greenport, New York 11944
May 9, 2024
4:00 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

1 MAYOR STUESSI: Good evening. I would like to
2 call to order the meeting of the Board of Trustees.
3 This is a special meeting in regard to community
4 housing.

5 May I have a second, please?

6 TRUSTEE PHILLIPS: Second.

7 MAYOR STUESSI: All in favor?

8 (ALL AYES).

9 Please stand for the Pledge of Allegiance.

10 (The Pledge of Allegiance is recited).

11 MAYOR STUESSI: Please be seated. Thank you.

12 All right, so as everybody is aware, the
13 Village of Greenport passed a pro-housing ordinance
14 late last year in support of the program to create
15 community housing in the Village.

16 The Village Code Committee has been doing a
17 tremendous amount of work on this subject. There
18 have been discussions about adding housing within
19 the downtown district, which has now been done on
20 the south side of Front Street where it was not
21 legal until late last year.

22 There has also been discussions on creating
23 a housing overlay district within the downtown
24 district. But in the order of priority, the Code
25 Committee focused most recently on allowing for

1 ADUs, Accessory Dwelling Units, within the Village
2 of Greenport residential districts, and then also
3 looking at eliminating single-family zoning within
4 the district.

5 So with that, I would like for Mary Bess to
6 briefly tell the group where things stand in
7 relation to that, and then invite each of the Code
8 Committee members to speak briefly on the subject,
9 and then we'll open it up to the Board for
10 discussion on both ADUs and single-family zoning to
11 two-family zoning within the district.

12 Mary Bess?

13 TRUSTEE PHILLIPS: As you probably are aware,
14 the amount of paperwork you saw the Code Committee
15 has inspected, especially thanks to Patricia, has
16 been utilizing, has raised a lot of questions about
17 the current code and has put forth some suggestions
18 where there does need to be Village input.

19 But one of the items that the community
20 really agreed upon is that the priorities have to
21 be, we have to agree on the priorities as a Board,
22 the step-by-step as to how we are going to proceed,
23 because there is a lot here.

24 We have a lot of process that according to
25 our own code we do have to give to the Planning

1 Board for a report or review of whatever code
2 changes we are creating, for them to give us a
3 comment. And then since it's Chapter 150, it will
4 need to go to the County Planning Board.

5 So the discussion was do we do this in
6 segmented pieces, which the Code Committee felt that
7 kind of was, if we were going to be changing this
8 code, we needed to be really serious and getting it
9 done properly, okay?

10 So some of the suggestions, which I'll
11 suggest now, is that perhaps we as the Village Board
12 should be hiring either LKMA to work with the Board
13 to discuss a lot of the engineering issues, but
14 perhaps have a company that has engineering as far
15 as the setbacks, because ADUs will need to have
16 setbacks on properties.

17 And there's other codes that need to applied,
18 especially with buildings. And it would depend upon
19 the type of ADU that you would be trying to build.

20 And then the commercial portion of it, which
21 the mayor mentioned about the downtown, that is
22 definitely something that this Board would need to
23 be making a firm commitment as to move forward on
24 it.

25 And to make it short, the next topic that we

1 are going to work on, because you will see it in
2 here, is multifamily. Starting next Wednesday, at
3 our Code Committee meeting we'll be reviewing the
4 multifamily section of the Chapter 150.

5 The Committee suggested that I give you just
6 a structural type of the different ADUs that could
7 possibly be within the Village. We have attached,
8 converted, detached, and then there is wording in
9 here for a component of affordable ADUs, which has
10 some criteria that is attached to the property.

11 Pretty much the difference according to the
12 "attached" will be attached to an existing building,
13 which of course will bring in lot sizes and
14 setbacks.

15 "Converted" is taking a one-family and
16 converting it back to a two-family, and putting an
17 apartment in, which has been, the word "duplex" has
18 been used instead of "apartment" for here.

19 Then there is a "detached", if you already
20 have a building that is, the property that has
21 become an ADU.

22 And the "affordable" ADU is one where that
23 gives relief to the property owner on some of the
24 requirements of building the ADU. In other words it
25 would give relief on setbacks or relief on other

1 items. Which is in this document.

2 Pretty much that's -- that is pretty much a
3 brief of what has been going on. There is a lot of
4 paperwork here. I firmly believe that if we are
5 going to do this, this Board is going to have to
6 really concentrate on it more than just once a
7 month. It's going to need to have several
8 discussions, several meetings, and we'll have to
9 really have someone, I really feel that a planner or
10 an engineer-type company, whether it's LKMA or we
11 ask another professional to come to this Board, do
12 this so it will move quickly and answer a lot of our
13 questions and keep the process going to accomplish
14 the pledge that we made to the community housing.
15 That's pretty much it.

16 MAYOR STUESSI: Great. So in order of who is
17 sitting closest to the front, Tricia, would you mind
18 sharing your thoughts on the process and how you
19 guys got to where you are on ADUs and then
20 single-family versus R-2 zoning.

21 MS. HAMMES: Yes. I think a lot of what Mary
22 Bess says, I would reiterate. I think there is a
23 lot here. It's still very much a work in progress.
24 There is a lot of policy issues, which is why the
25 box is bracketed.

1 We looked at a lot of material that is out
2 there on ADUs and housing and how to encourage
3 housing laws that are in California, and otherwise
4 in other similar jurisdictions to the Village,
5 smaller towns, in trying to start to parse out kind
6 of what provisions you need to think about.

7 We've had extensive discussions about those.
8 I think multi-family we talked a little bit about,
9 and it's in here, but that was kind of towards the
10 end, we had not really broke down, and that's
11 frankly one of the areas where we got kind of
12 wrapped up in needing some more professional advice
13 on what might be appropriate setbacks, sizing and
14 that kind of thing, so that we don't have too much
15 density, but we are doing enough to encourage
16 housing.

17 I think that obviously, you know, there is a
18 lot here. There are other provisions in the code
19 that are going to have to be made sure they work
20 with us so this is not just, you know, put three
21 words in the code, ADU and suddenly we have ADUs.

22 We've also spent a lot of time talking about,
23 hypothetically, how this works, based on different
24 properties in the village. There is no point in
25 passing something that won't create something,

1 right?

2 And so, again, that is based on kind of all
3 of us living in different parts of the Village, all
4 of our experience on the Zoning Board and the
5 Planning Board, but we have come back several times
6 on like we really would like some more kind of
7 engineering-based experience. I think you'll see
8 that when you look at the bulk standards chart we
9 put together in particular.

10 On the bulk standards we proposed principally
11 changes in the lot coverage, and not so much on the
12 setbacks. We had a lot of discussion about setbacks,
13 and I think there were different views on it, but at
14 the end of the day that was an area where we really
15 thought we might need more technical expertise, that
16 we were going to start changing setbacks and dealing
17 with things like corner lots and flag lots and stuff
18 like that.

19 So I think that that would be, I mean, I
20 think there is a lot of work that's been done, and
21 it definitely is at a stage where the Code Committee
22 would like some input or need some input from the
23 Trustees, in terms of prioritization, how you want
24 to the process to move, concepts that are maybe
25 bracketed in here that are either for or against, or

1 things that we think may need to be looked at more
2 closely, and then we can continue to move it along.

3 We are, as Mary Bess said, planning to try to
4 dig a little bit deeper into the multifamily side
5 next week, to think a little bit more about that or
6 start to identify what issues need to be addressed.
7 That's all I have.

8 MAYOR STUESSI: Thank you, Tricia.

9 Mr. Saladino?

10 MR. SALADINO: You didn't leave much for me.

11 I personally like the idea that the Trustees
12 are here to listen to the work that has been done so
13 far. But to move forward, there is a lot of things
14 that we propose in draft form that eventually you
15 guys are going to have to make a decision on; as far
16 as lot size, how much density you want on a
17 particular lot; as far as the minimum size for an
18 ADU, for example, or how many -- there's only one
19 allowed on the property.

20 But again, the proposal there is between
21 5,000 and 7,500 square feet for lot area. It's going
22 to be up to the Village Board to decide how much,
23 how many square feet you think a conforming lot
24 should be.

25 And if we had that information, we could move

1 forward with how big an ADU could be or what would
2 be appropriate for a particular piece of property,
3 whether it be a duplex or single ADU or, depending
4 on the size of the lot, the lot area, if the relief
5 sought that we thought was appropriate for an
6 affordable ADU would in fact be right.

7 You know, for example, whether a 30-foot
8 setback in the rear yard for an affordable ADU would
9 be appropriate, as opposed to a five-foot setback on
10 a 5,000 square foot piece of property.

11 So a lot of the stuff that you guys are going
12 to have to decide what you think is, how we should
13 be going forward, what the Board thinks and what
14 direction we should be traveling.

15 The multi-family, like Patricia said, we kind
16 of touched on it a little bit. We thought that some
17 stuff that is in this document is appropriate for a
18 multi-family. Some of us have maybe different
19 thoughts about that.

20 And as far as -- and to be honest, we have
21 not really dug down on -- we have been focused on
22 the residential district. So as far as what's
23 happening in the commercial district, we have not
24 quite come to a consensus on that.

25 MS. HAMMES: I would just say, just to add to

1 that, the current code, as you probably are aware,
2 for multifamily, really contemplates something like
3 the Lakeview apartments. It's not really structured
4 to allow multifamily on like a regular lot in the
5 Village or a double lot in the Village. It's the way
6 the conditions are in there.

7 And so, but as we all know, there are
8 definitely many properties in this Village that have
9 more than two units in them that frankly are just
10 basically probably nonconforming at this point. But
11 that's one the things that we are challenged with on
12 making the right way through a multifamily, if
13 whether it makes sense for a particular piece of
14 property to have three or four units on it and not
15 be a huge property like the Lakeview apartments are,
16 if that's something that this Village wants, and
17 then you would get into again the technical aspects
18 of how that would actually work, so.

19 MAYOR STUESSI: Is Ms. Thornton still -- there
20 you are. I couldn't see you from behind there.

21 MS. THORNTON: I think John and Tricia have
22 said everything important about our current stages
23 of development as we work on this, and I would just
24 like to say that Tricia has done a spectacular
25 drafting job, and I expect that we will have more of

1 her skills in these, in these future iterations of
2 the project.

3 And I thought that stateable things though
4 that don't have so much to do with what we've been
5 doing, but with some sort of larger aims. It seems
6 to me that, you know, we are at the beginning stages
7 of something that is more than just fiddling with
8 the code. It's also, some of you may know something
9 about the place-making movement. This sort of
10 movement to make small communities liveable,
11 walkable, mixed-use, vibrant. And Greenport is
12 already like that.

13 But I think it can be more like this, more of
14 a place-making center, and so I'm hoping that we
15 will get advice from the Board about how to do that,
16 as well as assistance with the practical stuff of
17 where we put the setbacks.

18 And the second thing I want to say is just
19 also another sort of reminder, which is about the
20 importance of planning for the community of service
21 workers. I, as some of you know, most of you know,
22 are particularly interested in the Hispanic
23 community. But people who are not going to be able
24 to afford the median home in this area, which is
25 what now, \$750,000?

1 So, you know, I'm hoping that we'll get
2 advice from the Board as well as continuing to keep
3 that segment of our demographic in mind.

4 TRUSTEE PHILLIPS: Just to close one really
5 important point, and the Code Committee and I have
6 expressed it, and we had a public hearing on May
7 22nd, is that the short-term rental code or the code
8 for rentals needs to be updated and decisions made
9 on that, because that will effect how some of this
10 discussion is received.

11 So that I think we are pretty much committed
12 on that issue, are we not, ladies and gentlemen?

13 (Participants respond in the affirmative).

14 MS. HAMMES: My area of concern is unless
15 there's changes made in the rental provisions,
16 adding to the ability to increase housing problems
17 which result in more short-term rentals, which is
18 something that we don't think is advisable at this
19 time.

20 MAYOR STUESSI: The only thing I would add at
21 the moment, is, Dani (sic), you wrote a beautiful
22 article in the paper that I would encourage
23 everybody to read the opinion piece about the
24 critical housing issue we have.

25 If I could declare a state of emergency for

1 this need, I would do it tomorrow, because it is a
2 big problem within the Village. And it's everybody
3 from the person who is cleaning houses to mowing
4 lawns to working at the hospital.

5 We are going to need to schedule some special
6 meetings, I'll be reaching out to the Board
7 separately to put a calendar together of meetings in
8 order to advance this process.

9 The Code Committee has been meeting weekly,
10 and has made significant progress, as you see in
11 front of you, on these issues. So I'll reach out
12 separately in regards to that.

13 With that, I know, Julia, you had an ad hoc
14 committee under the last administration on this
15 subject, and care deeply about it. Patrick, I know
16 you served on it as well.

17 So I'll turn over it over to you, Julia, for
18 your thoughts on what you've seen that's here, and
19 any questions you might have of the Code Committee,
20 and then go around the table and let everybody join
21 in.

22 TRUSTEE ROBINS: Well, the first thing I was
23 going to ask about the ADU vision is, you know, who
24 are we serving? What is the demographic of people
25 that are in the market for a small, tiny apartment

1 or a garage or something like that? Who are we
2 going to be able to offer housing to? Is it a
3 person working locally in a restaurant, service
4 industry; are we talking about doctors and nurses?
5 Are we talking about people from families? So I
6 think the size limitations and the things that we
7 put out there are important.

8 One notably jumped out to me, 275 square
9 feet. I mean, I drew it out myself to try and figure
10 out where you put a bathroom and a kitchen, you
11 know, and a bed in there. I mean, it's really,
12 really small. So I think that's something that we
13 need to have a conversation about.

14 We talked about, in my committee, I believe,
15 ADUs on second floors of garages. I notice that the
16 definition of a "foundation" here is very important,
17 because if you are going to invest money in a
18 building, you really have to make sure you have a
19 good foundation. Obviously, a building, that's
20 where you start. So I think that's very important.

21 But the thing that strikes me most about our
22 conversation here in the Village is that we will be
23 able to achieve, I believe, some ADU offerings to
24 people, but, um, it's a grant process, correct? Is
25 that what we are looking at with the town?

1 MAYOR STUESSI: Well, that's only one thing
2 that people can take advantage of, and sadly, as a
3 Village, we are significantly behind other
4 communities in the state where this has been offered
5 for several years now, and so people have been able
6 to take advantage of getting funding towards either
7 converting an existing unit or building a new one,
8 which can't be done in the Village of Greenport now
9 because they are not currently legal.

10 TRUSTEE ROBINS: No, I think that we do need
11 some zoning changes, there's no question about it.
12 The zoning change, getting rid of the R-1 I think is
13 a big step forward for us, it's very important.

14 You know, I've identified some places in the
15 Village that would be potential for additional
16 development. I'm interested in multi-family housing,
17 to be honest with you. Condominiums or townhouses or
18 something like that, I don't know if we have a lot
19 of land for that. I think that our continued, you
20 know, affiliation with the Town in terms of
21 expanding our sewer within greater Greenport, east
22 and west, will be very important moving forward
23 simply because we have such limited land mass to do
24 anything here in the Village.

25 So, I know, you know, at the current time we

1 have issues and we have to determine what our sewer
2 capacity is. But I think that will be extremely
3 important moving forward, that we have an adequate
4 sewer system and it's expandable, and that it's used
5 for, in the capacity of providing housing for the
6 service people that work here, not just for
7 condominiums and, you know, wealthier families and
8 things like that.

9 TRUSTEE PHILLIPS: Or commercial enterprises.

10 TRUSTEE ROBINS: Or commercial enterprises.

11 You know, we have to be judicious about this, you
12 know, and decide and what are our priorities for
13 housing.

14 MAYOR STUESSI: Dani? Did you want to say
15 something on ADU size; that I thought you reacted to
16 that and maybe you could speak to how you arrived at
17 the square footage.

18 MS. THORNTON: Just about the demographic. I
19 don't know who it is, but I certainly do know -- I'm
20 a single person who hangs out in bars occasionally.
21 And I can't tell you. I hang out with John and I
22 also hang out by myself. And actually I hear more
23 when I hang out by myself. And one of the things
24 I've heard from three or four bartenders is how
25 difficult it is and how they would be anywhere, and

1 then they tell me that they are in a room, a single
2 room.

3 And one of the library employees had a
4 conversation with me in which he talked about how
5 hard he had looked, and finally he found a room in
6 somebody's house.

7 So I think there is quite a bit of this. I
8 mean maybe it's only the bartenders, but I think
9 it's probably others.

10 MS. HAMMES: So there is a lot of literature
11 on the square footage for ADUs, and we had these
12 discussions frankly back when you had your
13 committee, as a general rule, the people that are
14 most pro-ADUs saying they want that to be as low as
15 reasonably possible to encourage it the most.

16 And the constituencies range, right? They
17 range from the guy or the woman or the they, who
18 wants to be a bartender who is a bartender who needs
19 something small, to an in-law apartment, to a child,
20 you know, an adult child that is just getting
21 started, to perhaps a small family.

22 Obviously 275 square feet would be too small
23 for a family. We have a tremendous amount of service
24 workers that come into this community on a six-month
25 to nine-month basis that would probably be very

1 happy to have 250 or 275 square feet.

2 This is a policy question at the end of the
3 day, but if you read the literature on it, it will
4 tell you that the higher you set that square
5 footage, the less you'll produce.

6 TRUSTEE PHILLIPS: The less. That's why I
7 used the word minimum of 275 square feet.

8 MS. HAMMES: And we did not put -- well, we
9 might have a maximum somewhere, but, yes.

10 MAYOR STUESSI: Does anybody else on the Board
11 have opinions on size or questions of the Code
12 Committee relative to that?

13 TRUSTEE DOUGHERTY-JOHNSON: No, not on that. I
14 mean I understand what Julia said, that's small, but
15 it's also better than not having a house at all,
16 which is some people's situations.

17 TRUSTEE ROBINS: And we do not allow room
18 rentals in a house right now in the Village.

19 TRUSTEE DOUGHERTY-JOHNSON: We do but you need
20 to have a rental permit.

21 MS. HAMMES: So, what I would say is some of
22 the other materials you have there, which are not on
23 ADUs, we have taken a look overall at the permitted
24 and conditional uses in the R-1 and the R-2, and
25 there are some provisions in there to encourage

1 other kinds of housing in principal buildings.

2 TRUSTEE ROBINS: I think that's very
3 important that there has to be flexibility, that
4 there has to be a number of different ways to deal
5 with this situation.

6 MS. HAMMES: And I think if you look at the
7 bigger chart, it goes through all the R-1 code
8 provisions and park provisions, you'll see some of
9 that within that.

10 TRUSTEE PHILLIPS: Yes, because we have the
11 senior dwellings, duplex, two units, the multi-unit
12 dwellings and then the accessory dwelling units were
13 all the types.

14 MS. HAMMES: Right. And things like employee
15 housing and that kind of thing.

16 TRUSTEE PHILLIPS: Right.

17 MAYOR STUESSI: Patrick? Any thoughts on what
18 has been said or anything else at this moment?

19 TRUSTEE BRENNAN: Yes. I mean, great work,
20 again, from Trustee Phillips and the Committee. You
21 guys have been turning out great work on your
22 Committee and on this draft. All that you brought
23 to us is fantastic.

24 When I look at this, I think of two
25 questions. One, is how much housing are we trying to

1 add to the community, and how much of that do we
2 want to be affordable. And ultimately, I think I
3 would like to try to test some of these
4 recommendations against our actual inventory.

5 And I know, Tricia, you were just talking
6 about that during the piece that you were thinking a
7 lot about specific properties or maybe even in the
8 abstract.

9 MS. HAMMES: Yes, we are trying it in the
10 abstract. We are not trying to zone any particular
11 piece of property but, like, I always use my
12 property as an example, not because I intend to do
13 anything with my property, to be clear, we are not
14 changing our property as long as we own it, but my
15 property is one of the larger properties in the
16 Village. It was a two-family when I bought it. We
17 converted it back to a single-family. But it's
18 easily, it's got two staircases, it could easily be
19 a two-family, and it has an incredibly large garage
20 that's bigger than some houses in the Village,
21 right? And so I always think about, well, if the
22 rules are this, how would that work. Or I could look
23 at, you know, we do talk about other properties in
24 the Village, but obviously I'm most conscious of
25 where I live. But, and I went over this before with

1 Julia, too, because I think, personally, and again,
2 to be clear, I'm not ever going to do this. And
3 frankly maybe we should put in an affordable unit in
4 the garage. But we are not going to do it. We are
5 not going to spend the money on it.

6 But my property is the perfect example of
7 something that we would want the code to work for to
8 allow for a two-family in the main house and at
9 least one unit in the garage.

10 And so when I go through this, that's kind
11 of how I think about it. And again, like I said, I
12 walk a lot around the Village in the mornings, I
13 think about it in the context of other houses. And
14 in the end, we discussed this.

15 TRUSTEE PHILLIPS: Well, we did. John, how
16 many houses did we discuss? We recorded that. How
17 many? 851?

18 MR. SALADINO: There's 950 properties, and a
19 rough estimate, 850 residential properties and 100
20 commercial.

21 MS. HAMMES: Your point is very good and it is
22 one of the things that struck me in terms of like
23 left and right. We don't have the engineering
24 capacity in this group to think about, or the
25 architectural building capacity, that somebody like

1 frankly yourself would bring, to think about it in
2 terms of what the real life implications are on the
3 setbacks and the density provisions, that go to your
4 point, like what, how much we could create versus
5 how much we want to create, and how much flexibility
6 there is based on the lot sizes of the Village.

7 I mean, we had extensive discussions about
8 the fact, for instance, I think we have a 30-foot
9 front setback, right? We left that the way it is.
10 But we had a lot of discussions about that, because
11 that's an incredibly large kind of setback for a
12 village like this, and if you actually walk around,
13 I would be surprised if more than 15% or even 25, I
14 would be surprised if 25% of the houses here
15 actually meets that, right?

16 But we also decided that is really something
17 without more input from a building perspective, an
18 architectural perspective, a planning perspective,
19 that was really a policy issue for you guys, so we
20 left it the way it was.

21 MR. SALADINO: And it would only to be
22 considered, and the reality is the 30-foot front
23 yard setback would only come into play, in reality,
24 for the new building.

25 You know, the majority of the houses here

1 have less than a 30-foot front-yard setback. And it
2 would be for a new building.

3 MS. HAMMES: Related to that, I would note
4 that there are, what we will be trying to do here
5 also is put provisions in, as you may be aware,
6 currently, when you go to get a building permit for
7 something, if you are off code with respect to
8 something that you might not even be touching on the
9 house, you have to go get a variance to basically
10 grandfather it in even though what you are doing has
11 nothing to do with that.

12 We tried to make it clear in what we are
13 proposing that that would no longer be the case,
14 that to the extent you are not touching something,
15 that would otherwise be off-code, basically doesn't
16 require you to go get a variance for that.

17 So if you have like stairs that were like
18 within that 30-foot, you know, let's say you didn't
19 quite meet the 30-foot, but you weren't doing
20 anything to the front, you wanted to do something in
21 the back, and you needed a building permit. Right
22 now my understanding is the Village's position is
23 that you have to get a variance for that, for the
24 fact that you don't have a 30-foot setback.

25 So we said that's a big discouragement to

1 anybody to do anything unless they are doing it for
2 themselves. And so we think that that is something
3 that really should not trigger a requirement for a
4 variance unless you were trying to extend a
5 non-conforming use.

6 MR. SALADINO: The lawyer, had, Brian had a
7 good suggestion with that. Mention the
8 nonconformity, but don't require relief from it. So
9 this way the nonconformity is mentioned in the
10 building permit or the building permit application.
11 Say like 26-foot front yard setback as opposed to a
12 30. But it doesn't require relief.

13 MS. HAMMES: We agree the code does need to be
14 clear on that point because otherwise a new
15 administration would come in and change the view on
16 that again, and we think the community deserves
17 certainty in terms of treatment.

18 TRUSTEE BRENNAN: So I know that, overall, we
19 are trying to loosen the zoning restrictions a
20 little bit to allow this to happen, because we
21 understand that the zoning is the thing that is
22 limiting the house issue. So with respect to what
23 you were just saying, I agree with that concept, I
24 think there may be like five or six things that are
25 sacrosanct that have to be fixed.

1 So if like it has to do with life safety, or
2 something like a hand railing, or smoke detectors,
3 or things like that, that when you go through this
4 process there may be, it can't just be a blank check
5 saying you don't have to fix this because you don't
6 have to cure that.

7 MS. HAMMES: That doesn't require a variance.
8 Right now we were just talking about zoning. We were
9 just talking about the fact that people, whenever
10 they do something on their house right now, most
11 houses in this Village are not fully compliant with
12 our bulk standards. They are just not. That people
13 then, every time they do something they have to go,
14 and even though they are not really doing anything
15 to a fence, it's non-conforming, they have to go and
16 get conforming with Zoning.

17 MR. SALADINO: The Zoning Board, it's strictly
18 land use. So it's whatever land use isn't
19 conforming, right now the policy of the Village is
20 you have to get relief from it. And the term the
21 Village uses is "legitimize". Legitimize a front
22 yard that doesn't meet the standards, or legitimize
23 the side yard. But as far as safety stuff, is a
24 building code.

25 TRUSTEE BRENNAN: That makes sense. So with

1 this issue about not increasing the degree of
2 non-conformity, say on a setback of an accessory
3 building, how does the Zoning Board treat that now?
4 Like if the building is within four feet of the
5 property line but it's supposed to be five -- say
6 it's required to be five, and it's four currently,
7 and they want to turn that garden shed into an ADU,
8 but you are going to make that shed longer, so
9 you'll have a longer wall. Are you increasing the
10 degree of non-conformity in that case, or -- so you
11 are four feet off the property line, you are
12 required to be five.

13 MR. SALADINO: So you want to increase the
14 non-conformity as far as the setback or the size of
15 the building? If we are talking about the size of
16 the building then it would be lot coverage. If we
17 are talking about the distance from the side yard,
18 from a property line, we are talking about a side
19 yard variance.

20 MS. HAMMES: My understanding, those guys
21 today, to interpret, it's just one setback that
22 applies. So, if a setback is met, it's met. If it's
23 not, it's not. It doesn't really matter the length
24 of the building.

25 TRUSTEE BRENNAN: Okay, so increasing a

1 building along its length, that is already
2 non-conforming with respect to setback, would that
3 be allowed?

4 MR. SALADINO: You would need relief. You
5 would need relief from that. And again --

6 MS. THORNTON: But it would probably be an
7 easy case, what you suggest.

8 TRUSTEE BRENNAN: What about going up,
9 vertically? So you have the same building that's
10 four feet off the property line, where it's supposed
11 to be five, but we're going to add a second story or
12 a loft of something to make this an apartment.

13 Is going up increasing the degree of
14 non-conformity?

15 MR. SALADINO: Yes.

16 TRUSTEE BRENNAN: Is that how you treat it
17 now?

18 MR. SALADINO: It's case-by-case, but it's
19 also tricky. If the footprint is there and it's
20 conforming, as long as you don't go higher than the
21 principal building with an addition, there is no
22 relief needed.

23 If it's a non-conforming building and you
24 want to increase the non-conformity, say with a side
25 yard setback, and you are going up 12 feet or ten

1 feet, then you would need relief.

2 MS. THORNTON: I have to say that we've
3 certainly considered the concern about not
4 increasing non-conformity. But the more important is
5 that other basic test of whether a proper balance is
6 achieved between the interests of the property owner
7 and the welfare of the Village. And I think that
8 usually comes before we consider whether we are
9 increasing non-conformity, maybe also because there
10 is a lot of non-conformity in the Village, and it
11 survives.

12 MS. HAMMES: So just, if you wanted to read
13 what the actual proposal is, it's on page 18 of the
14 larger chart. There is a section that says
15 "non-conforming residential structures," and it
16 continues on to page 19. It's the one that says
17 "proposed amendments relating to residential
18 properties."

19 But I think what they just said is correct,
20 like if you were extending it, you would have to get
21 the variance. If you were just converting something
22 that was already there, you would not.

23 TRUSTEE BRENNAN: So I know that this is a
24 work in progress, and the point of this draft is to
25 get the Trustees to think about these things and

1 respond and give it more direction.

2 I guess at first blush my initial reaction
3 was that it's aggressively dense with respect to lot
4 coverage.

5 Now, I know we have to think about loosening
6 the lot coverage in order to make this happen -- lot
7 coverage ratio.

8 MR. SALADINO: Oh, lot coverage ratio.

9 TRUSTEE BRENNAN: Lot coverage ratio. So, I
10 mean, there is, so we are talking about maybe
11 decreasing the minimum lot size. That was one part
12 of the proposal.

13 Another area is increasing lot coverage
14 allowances. So 30 to 35, 40 to 50, some places
15 proposed maybe 60%.

16 MS. HAMMES: I think those are all
17 approximate.

18 TRUSTEE BRENNAN: Yes, I understand. Yes. I'm
19 just saying my initial reaction was it sounds
20 aggressively dense in that, while I think the right
21 word that Dani uses is "balance". So trying to
22 balance here. We need to make enough space to allow
23 this to happen.

24 MS. HAMMES: And to incentivize.

25 TRUSTEE BRENNAN: To incentivize. And it's not

1 to -- I think fundamentally we don't want to change
2 the character of the Village so much that density
3 becomes very obviously changed. So it's a trick. I
4 mean --

5 MAYOR STUESSI: If I can step in for a second.
6 Having sat in the meetings, that has been a big
7 concern of the committee the entire time. And, you
8 know, my perspective in having the luxury of sitting
9 on them, was all of that was given thought while it
10 was looking at the history of the Village.

11 MS. HAMMES: It would have, and there are
12 streets and areas that are very dense already, at
13 least from our viewpoint. They may have less impact
14 if you go in the backyard, but really it's a visual
15 thing. But this again goes back to the point Mary
16 Bess started with, and that we've said, is the three
17 of us know a lot, and we know a lot about the
18 Village, we know, between us, a lot about the
19 history of the Village, we know a lot about the
20 properties in the Village, but none of us are
21 builders, none of us have a construction background.
22 And so, you know, we were trying to get a point in
23 the proposals that we made to incentivize certain
24 types of housing.

25 So the highest density was really being

1 directed to kind of a, you know, three-unit that was
2 at least one in the low income, and maybe it's not
3 50%, maybe it's something smaller. But I don't know
4 that we have the expertise to really set those
5 numbers. So this is really more of us saying to you
6 guys this is something we need help on, and I think
7 frankly building expert help on this point.

8 TRUSTEE PHILLIPS: Not just the community but
9 the Board as well. Because it's similar to the
10 question of the lot size, to be reduced from 7,500
11 square feet to 5,000 square feet. You know, that's
12 a decision here. But going to your point of how
13 much density do you want, do we want to keep the
14 7,500 square feet and continue with the construction
15 part of an ADU to make it encourage-able if somebody
16 wants to do it.

17 MS. HAMMES: "Encourage-able" is also the
18 question of what is, and again, I don't know the
19 answer to this. We looked at a map. But what is the
20 actual majority? There are a number of laws in this
21 Village. Right now in the one-family it's 10,000.
22 And that may be the case. But there's a lot of
23 places in the Village that maybe don't meet the
24 minimum lots.

25 So again, a lot of the discussion around this

1 was trying to reflect the reality of what might
2 actually be out there. But again, some of this is
3 technical.

4 MR. SALADINO: We had a map with, that
5 someone, as a matter of fact, an applicant to the
6 Zoning Board, created less than the conforming
7 lot-size lots in the Village. I'm not sure what
8 happened to it.

9 MAYOR STUESSI: I have it.

10 MS. HAMMES: He has it. He took it. You gave
11 it to him.

12 (Participants laughing).

13 MAYOR STUESSI: It was an interesting thing to
14 look at because it was a much larger number than
15 what we would think when you look at a map.

16 MR. SALADINO: Less than 7,500 square foot.

17 TRUSTEE BRENNAN: Undersized lots.

18 MS. HAMMES: Then that particular change was
19 not so much on the density as trying to reflect what
20 the reality of the situation is rather than having
21 an arbitrary number in there that somebody in the
22 1950s put in because it was what single-family
23 zoning was intended to be.

24 TRUSTEE BRENNAN: I have a bunch of questions
25 and it's not, to me, it's not about the specific

1 documents, it's not to be picky, but it's to elicit
2 further conversation.

3 So I noticed in this form, it's called key
4 proposed changes relating to residential districts.
5 The terminology seems to have moved away from
6 one-family and two-family. So, you are using words
7 like "single household", "duplex". So duplex is a
8 real estate term, and I'm wondering why you are
9 departing, I think it's intentional --

10 MS. HAMMES: Because of the uses, it was
11 intentional. When we started to actually work
12 through the code, our code right now, it's kind of
13 interesting, and we all know what it means, but it
14 doesn't actually define the uses in the residential.
15 It just says single-family, which is not defined
16 anywhere. It says two-family, which is not defined
17 anywhere. Multi-family is defined.

18 But as we said, as it came up in one of
19 Julia's comments, we talked a lot about trying to
20 encourage housing that is not a typical family. So
21 like we all know there are houses in the Village,
22 that businesses have bought that they put their
23 employees in. Technically, that is not permitted
24 under our code right now, right?

25 There are places where older people have

1 somebody living with them and they are not a family
2 member, but to help take care of that. That
3 technically is also not permitted under our code
4 right now.

5 TRUSTEE BRENNAN: Didn't they change the
6 definition of "family"?

7 MS. HAMMES: But it doesn't fix this
8 particular thing. You have to be functioning as a
9 family unit. Not necessarily being married, but
10 functioning.

11 And frankly the term is not used, so the
12 actual definition should come out of the code. So as
13 we went through this and we started to think about
14 how the code would get rewritten, we realized that
15 there is kind of a structure construct and then
16 there is a use construct, right?

17 And, so what most codes do is they have a
18 structure concept, which is the one unit, however
19 you want to define it. It's just a word, right? You
20 can call it one-unit, two-unit, multi-units. You can
21 call it one-family, two-family. I mean, I was trying
22 to get away from using, we were trying to get away
23 from the term "family", in this circumstance. And
24 then it seemed you'd have, these are the kind of
25 structures that you can have. And then these are

1 the uses, you know, the permitted uses. Because we
2 also have conditional uses and we have permitted
3 accessory uses, right? And so you can have different
4 kinds of things from a living-arrangement
5 perspective that would be allowed in houses, right?
6 And that's trying to get at reflecting the reality
7 of what our actual demographic and living
8 circumstances are in the community.

9 TRUSTEE PHILLIPS: I think that if you go
10 back to stating what following use is permitted
11 as-of-right in the RD district. That is what she's
12 trying to explain, is that we were dealing -- that
13 is the section that was really dealing with all of
14 those uses.

15 And then down we got to the following type,
16 the residential structures, that's where we decided
17 that trying to use the word "family", again, there
18 would confuse the issue between building the
19 building itself and the use of the building.

20 MS. HAMMES: So like you can have a single
21 dwelling unit on a property that could be used by a
22 single household, by a household with a roommate
23 that is providing rental and support services in
24 exchange for housing, by, for employee housing
25 subject to meeting the criteria. You can have a

1 duplex, which is two buildings, and each of those
2 units then in turn can be used for those three
3 things. Same thing with multi-unit and the same
4 thing with ADUs.

5 TRUSTEE DOUGHERTY-JOHNSON: Did you say a
6 duplex is two buildings?

7 MS. HAMMES: Two units in one building. You
8 can use some other wording. It's just calling it a
9 two-family is not necessarily what it is and it's
10 confusing with what the actual use is.

11 TRUSTEE BRENNAN: Didn't we just change that
12 definition of "family"?

13 MS. HAMMES: It doesn't matter. The point is,
14 it doesn't need it. You did change it, but it not
15 used. The change that was made is irrelevant for the
16 code. It has no substantive meaning in the code.

17 TRUSTEE BRENNAN: Even when you say one
18 family?

19 MS. HAMMES: It has no substantive meaning in
20 the code. As a legal matter. It's not used as a
21 defined term anymore.

22 TRUSTEE BRENNAN: The reading of one-family,
23 that doesn't refer to family?

24 MS. HAMMES: No. No. Because that's defined.
25 One-family is defined as one dwelling, it's not

1 defined as a family. It doesn't use the term
2 "family".

3 TRUSTEE BRENNAN: I'm a little lost on that.
4 When I was reading this, I was going back and
5 rereading the current code, then this idea that the
6 structures and uses. So if you are comparing the
7 R-1 chapter of the code, it lists the allowable uses
8 and the conditional uses. But the preamble, first
9 paragraph, is described what structures are allowed.
10 So the preamble is about structures and the list is
11 about uses. Are you saying that that is not
12 adequate?

13 MS. HAMMES: I think what I'm saying, I don't
14 know if John would concur with me, but what I'm
15 trying to say is when we went through all this, we
16 were trying to expand the uses to reflect what
17 housing is actually used for in the Village today.

18 And to go on to your point about family,
19 whether it's used or not, the intention under the
20 current code is to say "family unit". They know
21 changes were made to take out the limit on numbers
22 and require you to have to be married, but it would
23 not pick up a situation where I have somebody living
24 with me to take care of me. That would not be
25 considered a family unit.

1 So again, we had a lot of discussions, this
2 goes exactly to frankly Dani's point about the fact
3 that the uses of those building units, there were
4 certain things that we wanted to encourage.

5 We wanted to make it clear that you can have
6 a house that has a group of employees, subject to
7 meeting certain criteria, living together. That was
8 okay.

9 Where you could have a house where there is
10 somebody living in it that is helping take care of
11 you or is otherwise providing services or is a
12 roommate. And that's okay. It doesn't create any
13 problems.

14 And when we started to go through it as a
15 textural matter, it started to get really bogged
16 down and you couldn't really build it into a
17 single-family or two-family because you would have
18 long, long definitions, and it was use versus a
19 structure.

20 So I know that's not helpful, but it's more
21 than a draft issue, I think, and at the end of the
22 day, you can call it whatever you want.

23 MR. SALADINO: I'm not sure, I'm reading from
24 our code, our current code, and I'm not sure why
25 it's, your question about structure and use, it says

1 in the R-1 one-family resident district, no building
2 or premises shall be used and no building or part of
3 a building shall be erected or altered which is
4 arranged, intended or designed to be used in whole
5 or in part for any uses except for the following:

6 And then it goes on to list 432 different
7 uses. But --

8 MS. HAMMES: It really is not about a dwelling
9 because it picks up Village businesses as well. It's
10 a drafting issue at the end of the day, Patrick.

11 TRUSTEE BRENNAN: So, then the other question
12 I had is about, so we have introduced a site plan
13 approval into the residential district, right?

14 MS. HAMMES: We have proposed to you it's
15 something that should be considered.

16 TRUSTEE BRENNAN: But we are trying to ease
17 the restrictions on the zoning. It just seems like
18 a shift to me a little bit. So in some cases we are
19 not going to require an applicant or a property to
20 cure zoning, but now we are adding in site plan
21 review, which is Planning Board jurisdiction.

22 MS. HAMMES: That's per applicant. I mean, I
23 really think when we put it, those particular
24 provisions are solely in there for you guys to think
25 about.

1 TRUSTEE BRENNAN: So my response to that would
2 be, is, I think it would be preferable to have the
3 code to be more -- less discretionary.

4 So if the lot meets a certain size, you know,
5 if it's affordable, so that we don't have to get
6 into Planning Board review, which is really, the
7 Planning Board has the most discretion. And I would
8 say the Zoning Board has less discretion.

9 So I'm concerned about the shift away from
10 the Zoning oversight into the Planning. I'm
11 concerned that will actually bog down the process.

12 MS. HAMMES: Again, that was something that is
13 in brackets and it's for you guys to discuss.

14 I would note that a lot of jurisdictions
15 require some type of architectural review for
16 building above a certain size.

17 TRUSTEE BRENNAN: Architectural review.
18 That's --

19 MS. HAMMES: We don't have an architectural
20 review for --

21 TRUSTEE BRENNAN: That's not Planning.

22 TRUSTEE ROBINS: And it's not historical,
23 correct?

24 MS. HAMMES: You can convert it into an
25 Architectural Review Board.

1 TRUSTEE DOUGHERTY-JOHNSON: It's not every ADU
2 required site plan. It's under those concerns.

3 TRUSTEE PHILLIPS: It's limited in terms
4 under the site plan approval.

5 MS. HAMMES: And any existing building would
6 not require a site plan review.

7 TRUSTEE ROBINS: I don't think we should be
8 putting more obstacles.

9 MS. HAMMES: As Chairwoman of the Planning
10 Board, I am perfectly happy not to have to deal with
11 it. But, as a resident I do have concerns about no
12 oversight of building except for zoning restrictions
13 for lot structures.

14 TRUSTEE DOUGHERTY-JOHNSON: I mean, as far as
15 the first one, where lot size, it does not meet
16 minimum lot size. Like, it's, you're not going to be
17 approved if you don't meet the minimum lot size.

18 MS. HAMMES: No, you can be. You can be. You
19 can get a variance.

20 MAYOR STUESSI: My personal perspective is I'm
21 much more worried about the millionaire who wants to
22 build a 3,000 square foot house with a swimming pool
23 than I am about somebody putting an ADU in their
24 yard.

25 MS. HAMMES: Understood. We spoke yesterday,

1 that's also put in there under bracketed proposal.
2 Taking care that is not happening without some kind
3 of oversight.

4 TRUSTEE DOUGHERTY-JOHNSON: That's like
5 increasing a single dwelling in the bulk apartments.
6 Because like what's that? Why are we doing that?

7 My fear is McMansions. Again, I'm happy to
8 have multi-family and ADUs and have that kind of lot
9 coverage. But for increasing lot coverage just for a
10 single dwelling?

11 MS. HAMMES: All good points. We discussed
12 them a lot.

13 MAYOR STUESSI: That day has already arrived
14 in the Village. We are seeing it happen in front of
15 our faces.

16 MR. SALADINO: Let me ask. Wouldn't that be
17 an argument for site plan review? Wouldn't that be a
18 perfect argument for some kind of site plan review?

19 We came up with a scenario yesterday that we
20 know we don't have a merger law in Greenport, except
21 a non-conforming lot under the same ownership can be
22 merged with a conforming lot.

23 But if you take a lot in the R-1, which is
24 10,000 square feet, and there is a non-conforming
25 lot next to it of 9,000 square feet, those two

1 properties can merge. Now you have a 19,000
2 square-foot piece of property, and if we go by lot
3 area and lot coverage, you could have an enormous
4 building.

5 In my opinion it was prudent to have site
6 plan review of a 12,000 square-foot building --
7 two-and-a-half story, 12,000 square-foot building
8 with a swimming pool. You know, I thought site plan
9 review -- I don't know.

10 MS. HAMMES: Well, if you were subdividing it,
11 it would be site plan review, so.

12 MR. SALADINO: But you're not subdividing.
13 You're merging.

14 MS. HAMMES: I know. My point is that we don't
15 have those kinds of pieces of property. I mean,
16 when I was originally on the Planning Board with
17 you, Lilly, I was actually told that we had
18 oversight over new building. And then subsequently,
19 after reading the code, I raised the point I could
20 not find that provision and was told, oh, you're
21 correct.

22 So the Planning Board, except for curb cuts
23 within their jurisdiction, with respect to
24 residential buildings at all at this point, I'm not
25 certain that the Planning Board would like to take

1 that on. We have enough on our plate.

2 But I do have concerns about the direction
3 that construction might be going on in the Village,
4 whether it's with respect to somebody tearing down
5 and building a much bigger house and/or building,
6 you know, a large ADU because they need the things
7 but it's completely out of character or whatever.

8 MAYOR STUESSI: Well, let's step back for a
9 second, Tricia. This speaks to exactly why when that
10 historical resource survey was done by the state
11 five years ago, that they recognized most of the
12 Village had an historic district.

13 MS. HAMMES: I would be perfectly happy to
14 have the Historic Board converted to an
15 Architectural Review Board and have them do it.

16 TRUSTEE ROBINS: I have a question about the
17 affordability aspect of this. Is there any way to
18 codify the affordability on these ADUs?

19 MS. HAMMES: Well, it's the same way as they
20 do in any, I mean it's -- if that's what you want to
21 do, you want to -- our proposal, to be clear, on the
22 ADUs is that they don't all have to be affordable.
23 They all have to provide, effectively, full-time
24 housing, and you guys need to decide whether that's
25 a half year or a full year, because our view was

1 that there are enough people that come in here half
2 year that need housing, but that's a policy question
3 for you guys.

4 Our position was you can build an ADU, it has
5 to provide full-time housing, there's no rental
6 restrictions, but you get additional density relief
7 if it is found by covenant to provide for affordable
8 housing.

9 And then you use the customary provisions for
10 affordable housing and the question becomes where do
11 we set the income limits on this.

12 TRUSTEE ROBINS: Okay, so that's how you
13 specify is the affordable housing on this.

14 MS. HAMMES: Right. Is through the density
15 bonuses.

16 TRUSTEE ROBINS: Okay. Okay. Right.

17 MS. HAMMES: And the same thing -- to be
18 clear, that was the same discussion about the
19 downtown when we made it clear in the last set of
20 code changes, that you couldn't have more than two,
21 I mean, there was that inconsistency in the code
22 that made it clear no more than two floors downtown,
23 with the intention of eventually amending the code
24 to permit a third floor downtown as long as 50% of
25 the housing is going to be affordable. And that's

1 also going to be kind of a density promise.

2 MAYOR STUESSI: So you bring up a very good
3 point, Tricia. We talked about this, I want to say
4 back in July or August, and looking at the downtown
5 commercial district and third floors and potentially
6 creating a housing overlay district where somebody
7 might get a bonus of a third floor within the
8 existing 35 feet, if half of it was made affordable.

9 We have a number of three-story buildings in
10 the downtown district right now. There are several
11 which are in front of the Building Department -- I
12 mean in front of the Planning Board as well -- and
13 when one looks at where the money is flowing, there
14 is going to be a good amount of it in the downtown
15 district, and I think as a matter of priority this
16 might be something that we want to advance sooner
17 rather than later, just relative to potential demand
18 for taking a look at this.

19 The other thing Tricia made a good point the
20 other day, I think if you need to speak on it, is if
21 we are looking at adding some sort of third-floor
22 bonus, it also protects for not creating, you know,
23 luxury condos on third floors as part of --

24 MS. HAMMES: Yes, the point that I was making
25 is right now under current code, you can go to the

1 ZBA and request a variance for third floor downtown
2 and it's just a, what's the term I'm looking for --
3 area variance? Area variance. Which is a much
4 easier to get than a use variance, whereas if the
5 code was amended to make it clear the third floors
6 were only allowed to the extent that 50% of the
7 housing in the building is affordable, it would be
8 become a use variance, which would make it much more
9 difficult for people to come in and put third floors
10 in.

11 You know, we have a lot of back and forth on
12 this, the question about who has the money and who
13 is going to do this, but a use variance is a much
14 higher standard. So from protecting the downtown
15 from somebody who comes in and decides that they
16 want the direction of residential development going
17 up and applies for area variance which is easier to
18 get if you changed it, so it's clear that the use
19 can only be for, you know, a combination of
20 affordable and market-rate apartments. You would
21 make it a use variance, which would make it much
22 more difficult for somebody to come in and just
23 build straight three floors --

24 MR. SALADINO: But in response to that, it's
25 the person right now can come and ask for relief for

1 a third floor, and perhaps get it, for whatever
2 reason he wants to put up there. But once there's
3 two apartments on the second floor, and once there
4 becomes two more additional or three more additional
5 apartments on the third floor, now because of a
6 previous interpretation by the Zoning Board a few
7 years ago, that becomes a multi-family dwelling and
8 it's not a permitted use in the CO.

9 MS. HAMMES: Yes, but that's going to get
10 changed. And in fact I would argue it was changed
11 when we made the changes last year, when we said
12 apartment dwellings are specifically allowed in the
13 CO.

14 MR. SALADINO: But how many? But that's a
15 debate we can have.

16 TRUSTEE DOUGHTERTY-JOHNSON: Like you were
17 saying, they can go, they would be going to the
18 Zoning Board to get a use variance and say I don't
19 want to have the affordable.

20 MS. HAMMES: Correct. So from my perspective,
21 when I was making the point yesterday is that it's
22 actually protective to the village, if you think
23 there is money that wants to come in here and build
24 apartments.

25 TRUSTEE BRENNAN: Do you foresee that as just

1 changing the code for the C-R or having to add an
2 affordable like overlay? Is that what you are
3 suggesting for the overlay district?

4 MAYOR STUESSI: We talked about that.

5 MS. HAMMES: We talked about those. You can
6 build everything in and not have it be an overlay,
7 per se. We start, there is a very good document you
8 have, we have not picked it back up since last Fall,
9 so it's very much a work in progress, and it's
10 probably stranded sentences in there that are not
11 completed. It is not as simple as just putting that
12 in there, because you have to have the definitions
13 to go to Julia, how we started this conversation,
14 going to Julia's point about how we define
15 "affordability". You have to build all of that in
16 and you can build a mechanism in and frankly the
17 housing authority would ultimately have to be
18 involved with doing this as well, right? Because you
19 have to go through them properly to get it done and
20 registered somewhere.

21 But you could, I mean it's like anything,
22 it's just a question, because of the official party
23 grants, what's the priority. Because there is
24 drafting that has to be done. And we are going to
25 need to, on this particular stuff, even where it's

1 residential or commercial, everything that relates
2 to building we are going to have to go back and the
3 look at the building sections of the code, as well
4 as what is not in Chapter 150, and make sure this
5 all works together.

6 TRUSTEE BRENNAN: I was a little confused
7 about why we are contemplating attached or detached
8 ADUs.

9 So I get the idea of having a detached ADU,
10 like an accessory structure, small home idea. But if
11 it's attached, are we not really just talking about
12 one, two or multi-family? Like what's a two-family
13 with an attached ADU?

14 MS. HAMMES: Yeah, I think it goes to your
15 question about site plan review. There were certain
16 provisions that were taken from some of the
17 precedents we looked at that didn't make this
18 differentiation.

19 It relates to conditions. If there are no
20 additional conditions on an expansion of a house to
21 have, if it's already two-family and you want to
22 bounce it out instead of building a new structure,
23 you may not need that separate construct. It really
24 becomes a question of what the conditions are.

25 TRUSTEE BRENNAN: But it becomes multi-family,

1 though, once it's more than two.

2 MS. HAMMES: Well, I think the way the
3 definitions work right now in the proposal would be
4 a two-family with an ADU. Multi-family contemplates
5 something more than that.

6 But, yes, it's technically, right. And we
7 said for now no ADUs on multi-family, but that goes
8 back to this conversation that we are not really
9 clear of where we are on the multi-family and what
10 the density, kind of what the parameters are, and
11 whether it makes sense to allow additional units, or
12 it just doesn't constitute any more multi-family to
13 begin with.

14 MAYOR STUESSI: So that would be a two-family
15 plus ADU or more?

16 MS. HAMMES: Yes, I mean, I think we've
17 limited, in this current draft, that we went back
18 and forth, I think the proposal is limited to one
19 ADU on the property. So let's assume that's sticks,
20 to go to Patrick's point, if it's all within one
21 building unit, the two units and the ADU, then
22 effectively it becomes a multi-family.

23 The problem is that we have not totally
24 parsed whether a multi-family is more than one
25 building on a structure.

1 Like you can have a piece of property that
2 has two buildings that contemplate multi-family,
3 right? And that is I think that is the conversation
4 we are actually having next Wednesday, about how
5 much work.

6 But again, the concern that I think is coming
7 up with multi-family stuff is our code currently
8 contemplates like a lot of, like basically an
9 apartment complex, right? And that's not properties
10 we have the Village anymore, and so we are thinking
11 about like the sizing and whether -- what properties
12 are there in the Village really could sustain three
13 or more units.

14 And there are some, for instance like, that I
15 was just saying, we have not, it goes back to the
16 engineering in the building and the construction and
17 the understanding kind of the geography of the
18 Village and properties, so.

19 TRUSTEE ROBINS: Well, for instance, you have
20 a large two-family home right now, large enough on
21 the first floor to divide it and make two apartments
22 now on the first floor.

23 MS. HAMMES: You could. Well, the house across
24 from me is a four-unit. I mean, there is a four-unit
25 next door to me. So there are -- I'm not saying

1 there aren't --

2 TRUSTEE ROBINS: That's an easy, less
3 expensive way to create an ADU, by the way, to
4 create another apartment.

5 MS. HAMMES: Right, it's making sure that the
6 bulk standards -- that we are not overbuilding and
7 we are not building too many buildings on the lot.
8 We're incentivizing.

9 TRUSTEE ROBINS: This goes back to your
10 question. Then you wouldn't be building another
11 building, you would just be reducing the size of one
12 of the units and making it into two.

13 MS. HAMMES: Perhaps, yes. But I would use
14 the property next door to me, as an example. They
15 have a very large garage as well. Do we want to
16 incentivize that to maybe add a fifth unit? And
17 then, I mean, to go to your point, is that an ADU or
18 is that just part of a multi-family complex?

19 TRUSTEE BRENNAN: Yeah.

20 MAYOR STUESSI: But I think the thing we need
21 to think about, too, is what happens over the
22 future. And we've watched some of, many of you, for
23 longer than I have been here, Greenport changed
24 pretty dramatically. And the differences between
25 the days when a summer rental was a month minimum,

1 and now we have a significant amount of housing
2 stock that is empty all throughout the winter.

3 I look at a house like Tricia's and might
4 worry well, what happens when she and Jordo (sic)
5 move. Because that's going to sell for a very high
6 price. It's going to unlikely be somebody who lives
7 here full-time.

8 So if it's a part-time person or somebody who
9 plans on renting it, means you have another house
10 that is going to be empty all winter. I would
11 rather see it be turned into a three-family house
12 with an ADU and the garage with, you know, three
13 different families living here full time.

14 MS. HAMMES: I'll donate it to the Village.

15 (Participants laughing).

16 TRUSTEE BRENNAN: I would like to be able to
17 afford to accept such gifts.

18 (Participants laughing).

19 Has the committee thought about just simply
20 restricting detached ADUs to affordable only?

21 MS. HAMMES: It's, I think it's one thing we
22 discussed is we are looking for you guys for
23 direction. I think that the entity for that
24 affordable is a detached ADU, and I don't know,
25 Julia or Mary Bess, do you guys know what the income

1 is, median income is for --

2 MAYOR STUESSI: Well, it's a sliding scale.

3 MS. HAMMES: I think about like if I decided I
4 wanted to turn my garage into an ADU and moved into
5 it, and have my sister move into my house or have
6 Lily move into my house, I would not be able to move
7 into that as an ADU. My income level between, you
8 know, my entire pension income and Social Security,
9 would be too high. So that's my concern with the
10 affordable. Maybe it's where you set it.

11 (Participants speaking over each other).

12 TRUSTEE DOUGHERTY-JOHNSON: The median income
13 is 109, for one person.

14 TRUSTEE BRENNAN: How much?

15 TRUSTEE DOUGHTERTY-JOHNSON: 109.

16 TRUSTEE PHILLIPS: But if I can go from where
17 the committee was going from, and some of the
18 comments that had been around, and some of the
19 documentation that I read that was dealing like in
20 the Town of Huntington, I think, was that if you
21 restricted it to just one type of rental conditions,
22 people would not do it.

23 And then it was, they wanted to have the
24 opportunity to, as Tricia said, perhaps for me,
25 let's say I built an ADU in the back of my house and

1 had Nathan living in the front. If we restricted it
2 to income levels, I wouldn't meet the criteria
3 either.

4 I think that we need to be flexible to let
5 people who have their property make the decision as
6 to they want to encourage housing for people on a
7 lower economic basis as a decision of their
8 property, or they want to rent out the main
9 building.

10 Because all of these have to be
11 owner-occupied. That's the other. One piece of it
12 has to be owner occupied.

13 TRUSTEE BRENNAN: So if you conceivable have a
14 detached ADU be limited to affordable or
15 owner-occupied. So that would bar all other uses of
16 a detached ADU.

17 TRUSTEE PHILLIPS: But then we gave them the
18 relief with the affordable, putting it affordable in
19 perpetuity is relief in here for that.

20 TRUSTEE BRENNAN: I'm saying there would be
21 one exception, which would be the property owner
22 could also be the occupant.

23 MAYOR STUESSI: Help me understand why you
24 think it needs to be less strict.

25 TRUSTEE BRENNAN: So that we are just not

1 creating ADUs that are market-rate housing.

2 TRUSTEE DOUGHERTY-JOHNSON: Correct.

3 MS. HAMMES: But then I think you need to
4 think about where the set date is coming from.

5 Because people can -- I don't know what a
6 doctor at Greenport hospital makes. They can't
7 afford to buy a house right now.

8 TRUSTEE BRENNAN: I'm trying to come up with,
9 I like the idea of the ADU when it's attached. I
10 understand that the property owner may want to end
11 up there and then rent out their home, and I think
12 that satisfies all the concerns because it's still
13 the property owner on premises.

14 MS. HAMMES: What if they want to stay in
15 their home and they want to rent to a doctor at
16 Greenport hospital?

17 MR. SALADINO: He can't afford it, according
18 to --

19 TRUSTEE DOUGHERTY-JOHNSON: Or they want to
20 rent to their adult son who makes an okay living.

21 MS. HAMMES: I think that was our rationale.
22 I'm still getting back in business after having been
23 away. I think what we tried to say if it was not
24 affordable then there were higher bars that you have
25 to make, like to have it. Like the owner has to be

1 in one of the two units, and it does have to be
2 occupied on a full-time basis.

3 Again, these are your guys calls to make,
4 though. It's not like we didn't discuss this. I
5 think though if you look at most ADU laws, they
6 don't restrict it to affordable but they do try to
7 make it permanent housing.

8 MR. SALADINO: The first question that was
9 asked here today, Julia asked the first question.
10 And we asked that question months and months and
11 months ago. Who are we creating this housing for?
12 And we kind of lost track of.

13 And the second question should have been, is
14 like, how many units do we need?

15 And we are kind of --

16 TRUSTEE BRENNAN: That was my question. How
17 much housing in general are we trying to add and how
18 much of it is classified "affordable".

19 MR. SALADINO: We had someone here to advise
20 us, we had someone here to answer some of these
21 questions. And he kind of had the numbers, but I
22 didn't write them down.

23 MAYOR STUESSI: Well, it's also in a sense the
24 housing plan, I'm not recalling the numbers off
25 hand, but the numbers far exceed what is likely to

1 be produced here over the next five, ten years.

2 I mean, the wait list alone now I want to say
3 is like 600 people.

4 TRUSTEE BRENNAN: So what is the goal with
5 respect to the housing pledge? Did we come up with
6 a number that we need to --

7 MAYOR STUESSI: No, we never came up with a
8 number. We are committed to doing our part to try
9 and solve for the issue.

10 TRUSTEE BRENNAN: Yes. That was my question.

11 TRUSTEE DOUGHERTY-JOHNSON: I mean, I guess
12 part of what I think is, but more housing, even if
13 some of it is market rate, brings all, you know, it
14 just creates more housing. So then not all of it is
15 that expensive. So you have some that are affordable
16 and some are just creating more housing that we just
17 don't have and those prices will hopefully come down
18 a little bit because there is a little bit more of
19 them.

20 TRUSTEE ROBINS: I think who's poor and who is
21 going to be in those places, that changes. So that's
22 not a fixed thing. And that's something I think we
23 should keep in mind.

24 TRUSTEE PHILLIPS: I think it's the property
25 owner's decision when it comes to auxiliary dwelling

1 use. You know, it's a cost to do it. They are going
2 to be looking at what they want to do it for. Some
3 people will do it because they want the rental
4 income because they are going to be renting it to a
5 nurse or a doctor or a fireman, or whoever.

6 Other people are going to take the attitude I
7 want to provide housing for those that are in lower
8 income, with the opportunity to have some relief on
9 my building this ADU.

10 I mean, as all the reading that we all did,
11 it was very, very well put out, do not put
12 restrictions so stiff that people will just say I'm
13 not going to try.

14 MAYOR STUESSI: I know there was a couple
15 communities that you guys looked at when you were
16 looking at the size of ADUs, that actually decreased
17 the minimum size.

18 MS. HAMMES: Yes, I think that turned out to
19 be more or less -- I think I would be more focused
20 on the 183 versus the 365. I think that we made it
21 clear in the draft that these can't be used as guest
22 houses, they have to be actually occupied, and the
23 question is what do you think that ought to be seen
24 what it looks like, is it for seasonal for maybe a
25 person to go down to the Caribbean for three months,

1 and is that acceptable to the community, or do we
2 really want it to be a 365-days a year?

3 MR. SALADINO: Mostly talked about snowbirds,
4 you know.

5 TRUSTEE BRENNAN: Yes, so the next scenario
6 with the 183 minimum for the other days of the year,
7 is it allowed to be a guest house?

8 MS. HAMMES: No, it would just -- I think it's
9 pretty clear. I think you can't use it as a guest
10 house.

11 MAYOR STUESSI: You mean rental house.

12 MS. HAMMES: The ADU can't be used as a guest
13 house. It has to be occupied or empty.

14 TRUSTEE DOUGHERTY-JOHNSON: But then it can
15 end up being almost the same. I mean, because if
16 they can't use the rest of the time, then someone is
17 just going to rent it for a year, maybe they pay --

18 MS. HAMMES: People do that now, right?

19 TRUSTEE DOUGHERTY-JOHNSON: I feel it's kind
20 of an, I don't know, I would rather it stay 365 and
21 then if people don't occupy it in the winter, so
22 what.

23 MS. HAMMES: That's fine. Again, all the
24 points you guys are raising are points that we have
25 been discussing for months. And I think that is why

1 Kevin thought we needed to move it to you guys,
2 because we are not the decision makers at the end of
3 the day, and we try to do the things that needs to
4 be considered, and to give you guys our input in
5 terms of what we have seen and the various
6 precedence and articles and policy statements and
7 things that we've read.

8 MS. THORNTON: The question of goals keeps
9 coming up. And I understand why that is. But there
10 are many variables in looking at, you know, what
11 might determine the realization of a goal.

12 I asked Rona Smith who is, you know, is a
13 developer with her partner, and is going to do this
14 project in Southold Town. And she ran down the list
15 of things like changes in the economy and changes,
16 and then she pointed out how difficult it would have
17 been to have had a goal when people started moving
18 from the city out here during the pandemic, and
19 decided to stay.

20 So then I think if we agree that it's almost
21 impossible to set realistic goals, then I think the
22 only thing we can do is to think about goals for
23 particular kinds of occupants, residents.

24 There are the, we have been talking about the
25 single person the goal, the goal for single people

1 in an ADU, and for families in some expansion of
2 housing on existing large lots. And then, you know,
3 we probably should be thinking about public housing.

4 I know that "public housing" is a dirty term
5 for many people, but we have public housing already
6 here, and there are ways to think about expanding
7 public housing, in which case we could, it would be
8 in a way setting a goal would be easier because we
9 would know what the requirements were for somebody
10 to be eligible for public housing.

11 It's just, you know, trying to think about
12 what are realistic goals. And I think they have to
13 be set in terms of our understanding of who the
14 various groups are that would occupy the housing
15 that we now don't have.

16 MS. HAMMES: Yes, I guess I think too, that
17 you don't, owner restrictions, where I kind of have
18 shaken out on this, is I have thought it through is
19 I somewhat believe in market forces in terms of that
20 I don't want to end up with too much housing stock.
21 I'm not really worried about that problem, even
22 within the geographic space of the Village.

23 And so what I was focused on was trying to
24 protect whatever might get blocked from becoming
25 something that we don't need and we don't want. And

1 so, you know, the residency requirements, owner
2 occupancy, things like that, to me is what was
3 really important.

4 The rental provisions, you know, wherever
5 things end up on short-term rentals as well as the
6 rental permitting process generally, because that is
7 going to be how you are going to monitor how those
8 ADUs are being used for, right? They are going to
9 require a rental permit for the other housing. They
10 are going to require rental permits for the owners
11 of the ADU.

12 And so those are the things that I, like when
13 I keep coming back to this, there is a lot of
14 questions and a lot of things there may be no right
15 or wrong answer on, but the most important thing is
16 to make sure you are putting the guardrails in so
17 that you don't create mansions with guest house that
18 are being used either obviously or not obviously as
19 short-term rentals, right?

20 Like what we are trying to do is create
21 housing for full-time or as close to full-time
22 people, year-round people as we can so that we can
23 try to bring back more of a vibrant downtown in the
24 off-season, and have places for the people that
25 struggle with getting work and therefore providing

1 employees for the businesses that can't find any
2 employees.

3 I mean, I'm hearing about it again, it's the
4 beginning of the season, people are stealing
5 employees from this business or that business,
6 people can't find employees because it's just too
7 expensive to live out here.

8 And that, you know, some people make more
9 than that dollar amount in tips and things for the
10 summer, but there is no place for them to live.

11 TRUSTEE PHILLIPS: Well, let's take that one
12 point further. And the Mayor has stated it, that the
13 hospital is even having hard times finding housing
14 for their staff.

15 MAYOR STUESSI: Yes. They have 55 open
16 positions because they can't find housing for them.

17 MS. HAMMES: I assume the school has some of
18 the same issues, right?

19 MAYOR STUESSI: Absolutely.

20 MS. HAMMES: I remember a couple years ago
21 going to some of the owners in Sag Harbor about
22 these kinds of issues, and somebody getting up and
23 it really hit me how they had grown up in Sag Harbor
24 and when they went to school in Sag Harbor, the
25 teachers lived in the community, they were there,

1 and they were committed to the community, they were
2 engaged in the community, they stayed late, they did
3 extracurricular activities. And now none of that
4 happens because they all live one-hundred miles up
5 that way, and all looking for a job up there so they
6 quit. So they are just not invested. And I don't
7 have kids in school here, so I don't know really
8 what the situation is in the school year, but like
9 you can imagine if it isn't there, it's going to get
10 there if we don't address it.

11 MAYOR STUESSI: Or at the end of the day, if
12 you live in Calverton or wherever west, and you are
13 able to get the job as a nurse or teacher, you are
14 going to take it close.

15 MS. HAMMES: That's my point. Yes. You're
16 going to quit. So you have no sense of community,
17 not even within your schools.

18 MR. SALADINO: In response to that, and I
19 don't know, it's only my experience, but I
20 personally know three teachers that live in the
21 incorporated village, that teach elsewhere. High
22 school.

23 So to say like, well, we can't get a teacher
24 here, it's about where someone wants to work.

25 I know I worked in a lot of different places

1 that I would have never lived in. I worked in a lot
2 of different areas and towns that I never would have
3 considered living in.

4 So where a person chooses to work sometimes
5 is not necessarily, it doesn't necessarily mean that
6 they can't get a job where they live.

7 MS. HAMMES: Yes, but you're talking about
8 people that are already living here, and I think the
9 entrance level for coming in here is very high,
10 John.

11 So like a teacher quits tomorrow and either
12 because they decide they want to get paid more,
13 whatever, somewhere else. Trying to replace that
14 teacher with somebody who is local, the cost of
15 entry for somebody to move out here is so high,
16 right?

17 TRUSTEE DOUGHERTY-JOHNSON: Well, it's not
18 just the school, so, it's not just the restaurants.
19 It's the school system. It's everywhere.

20 MS. HAMMES: Yes, it's everywhere.

21 TRUSTEE DOUGHERTY-JOHNSON: People can't get
22 employees because they can't --

23 MAYOR STUESSI: And you're probably like the
24 last of the Mohicans. I can't imagine an LIRR
25 employee buying something in Greenport anymore,

1 right? It's not going to happen.

2 MR. SALADINO: Why?

3 MAYOR STUESSI: I mean, entry prices, a
4 million whatever.

5 MS. HAMMES: Well, anyway, I mean, so the
6 point of this was, your points are all good, and you
7 guys need to have those discussions and then give us
8 feedback on where your head is on it, and if there
9 is no -- you know, if the decision was that ADUs
10 have to be affordable and the principal building
11 unit has to be affordable, that is not necessarily a
12 wrong decision, I guess, I just think of it that's a
13 little bit less of an important decision than the
14 guardrails around the usage and how that process
15 works and how you monitor it, as well as where the
16 incentives are. Because I think you can get to that
17 point by giving better incentives than the false
18 standards and the relief, so that it becomes, you
19 know, better for somebody who has a unit to
20 potentially make it affordable than not. Not
21 necessarily take that away as a possibility for
22 anybody.

23 MR. SALADINO: We were also thinking, Patricia
24 is kind of like skirting it around, and you guys are
25 talking about it next week or so.

1 A particular situation happening with a
2 particular piece of property. It's likes she said,
3 we don't set up guardrails. So, you know, there is
4 an elephant in the room here about what we're
5 talking about.

6 But we wanted to prevent that particular
7 situation from happening with new ADU units on
8 properties. I think. Does that make sense?

9 MS. HAMMES: But I mean I hear your point,
10 Patrick, right? Like in the ideal world, the housing
11 would be affordable. The question is like where, and
12 you can do that and the affordability rates may be
13 higher, but my concern is, and it's again not
14 necessarily do I have enough, maybe I don't have
15 enough information. But my concern is we have a lot
16 of people that need housing that might technically
17 not meet that requirement.

18 TRUSTEE DOUGHERTY-JOHNSON: Well, the problem
19 in making the affordability higher, it's not going
20 to reach the people who are low. You know what I
21 mean.

22 MS. HAMMES: Right. So then you can
23 incentivize that through, you know, giving better
24 terms to people that do make it affordable, right?
25 So you need less parking.

1 TRUSTEE DOUGHERTY-JOHNSON: Well, right.

2 Because then it's like two levels.

3 MS. HAMMES: Right, like if it's affordable,
4 you give them a higher density and you give them
5 relief from the parking requirements.

6 TRUSTEE BRENNAN: Right. I think if we have a
7 more holistic approach to how we were going to solve
8 for these different constituents or demographics, we
9 would be able to see if maybe some types of housing
10 in C-R might accomplish some of it, and some of the
11 ADUs and some of the two-family conversions, so that
12 each type of housing doesn't have to be solved for
13 all the problems, right? Because I think that's
14 where we are getting a little bit hung up on this
15 ADU thing. Is it affordable, is it for a single
16 doctor, is it for your mother-in-law.

17 MS. HAMMES: You don't want to create whole
18 classes of housing either, right? Like you don't
19 want to say that the affordable units are going to
20 be ADU units and the single-family market rate are
21 going to be the -- I mean, I don't --

22 TRUSTEE BRENNAN: I think that's what we were
23 talking about, like in the C-R area. Basically we
24 are talking about incentivizing developers to build
25 some degree of affordable housing, right? We were

1 talking about maybe limiting it to the third story.

2 MS. HAMMES: It's not 100%.

3 TRUSTEE BRENNAN: Yes, I mean, we can toggle
4 that, right? But those are the types of units that
5 are going to be specifically tied to some kind of
6 area median income, I would think. In that case,
7 like in the C-R case.

8 MS. HAMMES: But 50%. I guess my point is, to
9 go to the ADUs, if you are talking about making them
10 all affordable, then that's 100%, versus 50%.

11 I just don't, my personal view, again on this
12 Code Committee, as a person, is I don't want to make
13 a particular class of housing too targeted based on
14 income.

15 TRUSTEE PHILLIPS: Plus getting into the C-R,
16 we have not really completely discussed that as a
17 committee. I mean, we kind of direct a lot of
18 ideas, although we never really got into the detail
19 of it.

20 So to me it would be more important for us
21 to start focussing on this residential section on
22 it, and get some help to take on your idea of, you
23 know, well this area can afford this, you know, a
24 planner would be looking at that kind of items. I'm
25 not a planner. You're not a planner. That's the

1 expertise that I think we need to make some major
2 decisions, but also to keep this moving along
3 quickly -- not quickly, but to keep moving it long
4 so we get to the end result of a document that is
5 complete because, once again, we have to get back to
6 the process.

7 Process whatever we create for local law
8 means to go to the Planning Board or a comment.
9 Then because it's Chapter 150, we need to go to the
10 County for all of this. So we don't really want to
11 be going to the County in a piecemeal situation
12 because they are going to look at us like, you know,
13 come back when you are finished, come back.

14 MAYOR STUESSI: I disagree. I think the
15 County would be more than willing to review steps as
16 part of the reviewing housing, based upon my
17 discussions with them.

18 You know, I think we need to be thoughtful
19 about how we want to prioritize and what we are
20 going to achieve with each piece of it. You know,
21 ADU is one piece, but the reality of the situation
22 is like even if we allowed it tomorrow, we would
23 probably be lucky to see 20 ADUs built over the next
24 four years.

25 That being said, like if we figured out a

1 solution for potentially allowing some additional
2 housing in the downtown district, there's a number
3 of properties, including people that have already
4 filed with the Village, where we could probably
5 create 25, 30, in the next 24 months. But we
6 currently don't allow that.

7 MR. SALADINO: That's not true. That's not
8 true, Kevin. We do allow it. Residential over
9 commercial is a permitted use.

10 MAYOR STUESSI: We don't allow third floors.

11 MR. SALADINO: No, we don't allow third
12 floors, but there's plenty of buildings, there's
13 plenty of buildings. And you and I have debated
14 this, we've debated this at the Code Committee,
15 there's plenty of buildings that are one-story
16 buildings, that the owners of those buildings, that
17 it was a permitted use, for years, have chose not to
18 build a second floor.

19 I just don't see, I just don't see -- we
20 talked about it yesterday, about what should the
21 priority, who is going to be served the most at a
22 particular moment in time. My belief is we should
23 plug the dyke before we paint it.

24 So I thought, my idea was that we should
25 focus on the properties that would most likely

1 become housing units for the people that need it.

2 Building a second or third floor in the
3 commercial area is expensive, as opposed to spending
4 \$150,000 or \$200,000 that there is a rebate, there's
5 a grant program that you get \$125,000 back, that is
6 forgivable, is more of an incentive for somebody to
7 put in an ADU in their backyard in the residential
8 district, as opposed to a builder coming and
9 spending \$4.8 million or \$5.8 million to put a
10 second and third floor on a commercial building.

11 I'm not saying we should not allow that or
12 should not do it, but I think the likelihood that
13 the other thing would have to be first. That the
14 \$125,000 or \$200,000 ADU in somebody's backyard is
15 more likely to happen first. I don't know.

16 MS. HAMMES: I would just say the whole ADU
17 structure is going to depend partially on where you
18 guys all end up on the rental law.

19 Like I wouldn't support the ADUs if there is
20 not a permitted lot line on the short-term rentals.
21 And there is really no way to differentiate. That's
22 not something they tried to do with owner occupied
23 with the current code use policy household last
24 time.

25 MR. SALADINO: We all thought it should have

1 been resolved before we even had this discussion,
2 but.

3 MAYOR STUESSI: I know we said we were going
4 to close the meeting at 5:30. It's 5:25 now.

5 Does anybody on the Board have any last
6 comments? And we can, you know, we'll work
7 separately and schedule a follow-up on this.

8 TRUSTEE PHILLIPS: The only thing I would like
9 to say is thank you for listening to my committee
10 members.

11 As you can tell, we've had a great many
12 conversations, if you have attended out meetings,
13 and thank you for reading this and I'm looking
14 forward to a lot more questions, and hopefully a
15 decision among all of us to get some assistance to
16 move this along in a quicker -- not quicker -- but
17 keep it moving along and not hit some bumps along
18 the way.

19 MAYOR STUESSI: Well, basically, on that
20 point, as we talk about the Board as a group, we can
21 look at funding assistance and bring somebody on,
22 but what is important is what is the task at hand.
23 So between the Code Committee and anybody on the
24 Board, if there are suggestions on that, we should
25 discuss that.

1 TRUSTEE ROBINS: I think it's important that
2 we started out saying we need to identify the need.
3 Who are these people. I know a few sources that I
4 might tap into and get some information back to kind
5 of get an analysis of what the need is and who they
6 are.

7 MAYOR STUESSI: Well, I think that would be
8 great. And if there is anything anecdotally you want
9 to add, and I would encourage everybody to reread
10 the Southold Town Housing Plan, because there was a
11 significant amount of money and resources spent on
12 that, which covered this region.

13 TRUSTEE PHILLIPS: And the village was
14 included in that, because we had a representative on
15 it. So the document is very informative. I read it a
16 couple of times, and the Code Committee has looked
17 at it. I also have a document that went to the Code
18 Committee that was dealing with how an ADU law
19 worked out in I think it was the Town of Huntington.

20 So I know I gave it to the Code Committee,
21 but I'll locate it again and send it to all of you
22 so that you can get an idea of some of ideas that we
23 had discussion and what we formulated.

24 MAYOR STUESSI: Okay, with that, thank you,
25 everybody. I'll make a motion to close the meeting.

1 May I have a second?

2 TRUSTEE ROBINS: Second.

3 MAYOR STUESSI: All in favor?

4 (ALL AYES).

5 MAYOR STUESSI: The meeting is closed. Thank
6 you, all.

7 (The time noted is 5:28 p.m.)

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