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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

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VILLAGE OF GREENPORT
BOARD OF TRUSTEES
SPECIAL WORK SESSION MEETING

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Third Street Fire Station
August 8, 2024
6:00 p.m.

B E F O R E:

- KEVIN STUESSI ~ MAYOR
- LILY DOUGHERTY-JOHNSON ~ DEPUTY MAYOR/TRUSTEE
- PATRICK BRENNAN ~ TRUSTEE
- MARY BESS PHILLIPS ~ TRUSTEE
- JULIA ROBINS ~ TRUSTEE
- CANDACE HALL ~ VILLAGE CLERK
- BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

All other interested parties

2 MAYOR STUESSI: I'll make a
3 motion to open the Special Work
4 Session Meeting of the Village of
5 Greenport Board of Trustees. May
6 I have a second?

7 TRUSTEE DOUGHERTY-JOHNSON:
8 Second.

9 MAYOR STUESSI: All in favor?
10 (Chorus of "ayes".)

11 MAYOR STUESSI: Motion
12 carries.

13 Please stand for the Pledge of
14 Allegiance.

15 (Whereupon the Pledge of
16 Allegiance was recited.)

17 MAYOR STUESSI: Thank you,
18 please be seated.

19 The first item on the agenda
20 this evening is a resolution for
21 the Board for a public hearing
22 regarding loitering and obscene
23 public conduct. This is an item
24 that was specifically requested by
25 the acting police chief, as the

2 Board is aware, to deal with some
3 challenges that the police
4 department continues to have in
5 the Village. It's been sent to
6 everybody.

7 I asked the question if there
8 were any questions for legal and I
9 don't think anybody asked
10 anything. Is there anything
11 anybody would like to ask for
12 legal this evening before we
13 schedule for a public hearing?

14 TRUSTEE BRENNAN: (Nodding.)

15 MAYOR STUESSI: Okay. Brian,
16 in regards to the SEQRA, how
17 should we handle it this this
18 evening?

19 VILLAGE ATTORNEY STOLAR: You
20 can do it tonight or you can do it
21 at the --

22 MAYOR STUESSI: At the public
23 hearing, okay.

24 VILLAGE ATTORNEY STOLAR:
25 Yes.

2 MAYOR STUESSI: Okay. So
3 I'll make a motion to schedule a
4 public hearing on August 22nd of
5 2024 regarding proposal of the
6 law, Chapter 89 entitled Loitering
7 and Obscene Public Conduct. May I
8 have a second?

9 TRUSTEE ROBINS: Second.

10 DEPUTY MAYOR PHILLIPS:
11 Second.

12 MAYOR STUESSI: Which one of
13 you? Julia, I heard you first.

14 TRUSTEE ROBINS: Okay.

15 MAYOR STUESSI: All in favor?

16 (Chorus of "ayes".)

17 MAYOR STUESSI: Motion
18 carries.

19 Next up, is short term rentals.
20 This is for Board discussion. We
21 had, as the public is aware, the
22 Board, of course, too, we had a
23 number of public hearings on this
24 in regards to the last draft law.
25 We closed those public hearings,

2 had a Board discussion on this,
3 and came to some agreement in that
4 last Board discussion in regards
5 to it and had drafted some
6 additional language during the
7 course of that.

8 And over some additional
9 community meetings that a number
10 of us had, we decided to table the
11 revised draft law for the moment
12 and wanted to have another
13 discussion this evening with the
14 Board. I know there has been a
15 couple of individuals who have
16 expressed some potential changes.

17 As everybody should recall, the
18 draft language, very simply, had
19 for a minimum of a one-month
20 rental with two 14-day exceptions
21 that would be allowed as part of
22 it.

23 Julia, do you want to start with
24 some of your thoughts?

25 TRUSTEE ROBINS: Okay. You

2 know, I've been thinking a lot
3 about the law. I've listened a
4 lot of people. I do have a couple
5 of concerns about the way we've
6 drafted the law right now.

7 The first is that I don't think
8 that we should be limiting
9 two-week rentals. We are, in
10 current form of the draft, we're
11 supposed to have 28-day rentals
12 and a homeowner is allowed to rent
13 their house twice for two weeks
14 during the year.

15 MAYOR STUESSI: Uh-huh.

16 TRUSTEE ROBINS: Okay. I
17 don't believe that should be
18 limited. I believe that that was
19 the original rental out here in
20 Greenport for years and years and
21 years. And Greenport has been a
22 community of vacationers for, you
23 know, 50, 60, 100 years to be
24 honest with you. People have been
25 coming here for a long time.

2 That was always a very
3 traditional type of rental. In
4 the real estate industry, I know
5 the minimum rentals usually take
6 place around two weeks, you know,
7 two weeks to a month.

8 So I think that there should be
9 room for that and I honestly don't
10 think we should limit two weeks
11 rentals. And then the other thing
12 that I did want --

13 TRUSTEE DOUGHERTY-JOHNSON:
14 Just, I want to clarify one thing.
15 You're talking about once every
16 two weeks?

17 TRUSTEE ROBINS: Once every
18 two weeks, correct, yes. Yes, so
19 you could do them twice a month, I
20 guess.

21 TRUSTEE DOUGHERTY-JOHNSON:
22 Yes, twice a month.

23 TRUSTEE ROBINS: So that was
24 one thing. The other thing, I
25 thought we should find a way for

2 people who live in their home and
3 occupy it that they want to share
4 some space, a room or two, in
5 their house, while they're living
6 there, full time residents. But I
7 think that they should also have
8 the opportunity to offer space in
9 their houses.

10 I think it's also a need. It
11 certainly would help the residents
12 too. I don't consider that a
13 business really. It's a
14 supplemental income stream,
15 possibly, to help maintain your
16 property and things like that.
17 But I really don't see any harm to
18 the community because the people
19 -- the owners would already be
20 living in the home. It's not like
21 we're bringing people here.

22 TRUSTEE DOUGHERTY-JOHNSON:

23 But, Julia, you have to admit
24 under the current law, under the
25 current code that we have, it has

2 turned into -- several properties
3 have turned into businesses.

4 TRUSTEE ROBINS: Oh,
5 absolutely, absolutely. But I
6 think we can lock down -- and,
7 again, this is all going back to
8 enforcement.

9 MAYOR STUESSI: Well, no.
10 It's the law needs to come
11 primary. I mean, the issue right
12 now is that virtually anything is
13 allowed. And so we've got to
14 strengthen it in a way that --

15 TRUSTEE ROBINS: Right.

16 MAYOR STUESSI: -- that's
17 very clearly defined.

18 TRUSTEE ROBINS: Right.

19 MAYOR STUESSI: -- which is
20 why we're revisiting this.

21 TRUSTEE ROBINS: Right,
22 right.

23 TRUSTEE DOUGHERTY-JOHNSON:
24 Can I go back to that --

25 TRUSTEE ROBINS: I know that

2 we can't use owner/occupied. Is
3 that correct? From legal, we were
4 told can't use the term
5 owner/occupied?

6 VILLAGE ATTORNEY STOLAR: Not
7 from me.

8 DEPUTY MAYOR PHILLIPS: Well,
9 no, there's court cases that I
10 just read recently in the Town of
11 Southold. I was talking to some
12 of them and they are telling me
13 that owner occupied can't be the
14 term. We can use occupant or
15 owner, but not owner occupied.
16 But that's a question I had when
17 we got around to my world, okay?

18 TRUSTEE DOUGHERTY-JOHNSON:
19 Can I just go back to Mary Bess's
20 clarification? When you're saying
21 two week, you mean once in every
22 two weeks, meaning like a weekend,
23 but not two subsequent weekends?

24 MAYOR STUESSI: No, you're
25 saying a two week minimum.

2 TRUSTEE ROBINS: A two-week
3 rental agreement to rent a place
4 for whatever the homeowner wants
5 to charge for it. You know, if
6 it's done through a realtor, it
7 would be the same thing.

8 MAYOR STUESSI: So if I'm
9 understanding you correctly,
10 you're suggesting that --
11 eliminating the one-month minimum
12 rental and the minimum rental is
13 two weeks, period, throughout the
14 course of the year?

15 TRUSTEE ROBINS: Right. If
16 that's what they choose or they
17 can do a month rental as well.
18 You know, I'm not eliminating
19 that.

20 MAYOR STUESSI: Yeah, I'm
21 just saying the minimum amount of
22 time --

23 TRUSTEE ROBINS: Correct.

24 MAYOR STUESSI: -- the
25 residents would be renting would

2 be two weeks?

3 TRUSTEE ROBINS: Right.

4 MAYOR STUESSI: You could
5 rent for two weeks, three weeks,
6 or five weeks.

7 TRUSTEE DOUGHERTY-JOHNSON:
8 Including a room in a house?

9 TRUSTEE ROBINS: No, well
10 that's -- no. I mean, that's a
11 thing that needs more definition
12 because I don't think a room in a
13 house necessarily has to be a
14 two-week stay. That would
15 probably be okay to do as a
16 weekend or a three-day rental,
17 but...

18 TRUSTEE BRENNAN: So that
19 would be an exception?

20 TRUSTEE ROBINS: That would
21 be a carveout or an exception,
22 yes. But I mean, I think that
23 makes sense. You know, I mean,
24 it's sort of like -- believe it or
25 not, I mean, isn't that what

2 Airbnb was supposed to be
3 originally was a home sharing
4 thing where you come and get a
5 couch in somebody's house or
6 something like that? I mean,
7 obviously, it took off and became
8 a multi-billion dollar business
9 worldwide.

10 So I get what we're up against,
11 but, you know, I like to look at
12 things on a microlevel, okay? I
13 want to stay within Greenport. I
14 don't want to compare us to other
15 towns, you know? I want to stay
16 within Greenport and what we have.

17 And I think that there are
18 situations where people have
19 guests in their home where they're
20 not going to be disrupting the
21 community, you know, they're not
22 going to bother the neighbors,
23 they're not party people usually
24 if they're coming into people's
25 homes and stuff like that. I just

2 think that there's room for that
3 language in this law.

4 DEPUTY MAYOR PHILLIPS:

5 You're talking about an individual
6 room rental, correct? You're not
7 talking about an apartment rental?

8 TRUSTEE ROBINS: No, this is
9 not a two-family home or an
10 apartment or anything like that.
11 This would be a usual, you know,
12 you stay in somebody's house and
13 maybe they'd allow you to use the
14 bathroom.

15 DEPUTY MAYOR PHILLIPS: Yeah,
16 but you're talking about a room
17 rental. You're the not talking
18 about a dwelling unit rental?

19 TRUSTEE ROBINS: It's a room
20 rental, yeah. It's not a whole
21 house rental, you know, and it's
22 not an apartment. It's not an
23 ADU, okay? I know we're going to
24 discuss that later on, but it
25 wouldn't be a separate rental.

2 It would be, you know, sort of
3 like the bed and breakfast
4 situation, right? I mean, a bed
5 and breakfast is a room in
6 somebody's house, they live there.

7 MAYOR STUESSI: Well, there's
8 a whole different level of
9 qualifications for bed and
10 breakfast and rooms and a person
11 there and parking requirements as
12 well.

13 DEPUTY MAYOR PHILLIPS:
14 Department of Health as well. I
15 think the Department of Health
16 falls in there somewhere with the
17 B&B's, I can't remember off the
18 top of my head.

19 AUDIENCE MEMBER: Excuse me,
20 we can't hear you.

21 TRUSTEE ROBINS: That was the
22 other thing I was thinking, you
23 know, is that there may be some
24 way to kind of fold this into a
25 B&B law. That's another

2 possibility. And I know the Code
3 Committee, I believe, had kind of
4 started out discussing that, but
5 never pursued it any further, you
6 know?

7 DEPUTY MAYOR PHILLIPS: Well,
8 it was one of the recommendations
9 that was passed on and perhaps we
10 should look into B&B's and perhaps
11 carveout something that is a
12 little bit simpler for those that
13 we're going to do individual
14 rentals. That was one of the
15 discussions. It was presented
16 here and never went any further.

17 TRUSTEE ROBINS: Right.

18 DEPUTY MAYOR PHILLIPS: So...

19 TRUSTEE ROBINS: So, you
20 know, I mean, I've come around a
21 little bit in some of my thinking.
22 But I think about this stuff all
23 the time. But I'm trying to be
24 fair and I'm trying to understand
25 the needs of the people.

2 I mean, as far as, you know,
3 short-term rentals and weekend
4 rentals and stuff like that, I
5 mean, I think a 28-day rule is
6 kind of exclusionary. It kind of
7 favors a certain economic group of
8 people. Because from what I see
9 listed, usually a month rental is
10 a minimum of \$10,000 a month,
11 \$10- to \$15,000 a month. The high
12 season months are even more than
13 that. They can go to 20-, 25,000.

14 So it's exclusionary. I mean,
15 you know, only a certain
16 economically, you know,
17 well-endowed person can afford
18 that, to spend that kind of money.
19 And then the other things is, you
20 know, people don't get long
21 vacations now. They don't. They
22 get a week, maximum.

23 MAYOR STUESSI: Well, I think
24 most of the folks that are renting
25 for, whether it's two weeks or a

2 month, they're not here the full
3 time. You know, a lot of them are
4 going back and forth.

5 TRUSTEE ROBINS: No. They
6 can afford to pay it and then go
7 back and forth.

8 MAYOR STUESSI: Or it's
9 extended family. It's the
10 grandparents might stay with the
11 kids and one person goes back to
12 work for a few days.

13 TRUSTEE ROBINS: Right.

14 MAYOR STUESSI: Maybe they
15 take a week out at a time.

16 TRUSTEE ROBINS: Right.

17 MAYOR STUESSI: Patrick?

18 DEPUTY MAYOR PHILLIPS: I
19 have one more question. I just
20 need a clarification. You're
21 talking about one every two weeks.
22 Now, are you talking about the
23 actual property owner living in
24 the house on the one every two
25 weeks because we have some that

2 have been investment properties.

3 TRUSTEE ROBINS: No. One
4 every two weeks you would be
5 allowed to take the house, okay?
6 That's a separate issue.

7 MAYOR STUESSI: Well, you're
8 not saying every two weeks, you're
9 simply saying --

10 TRUSTEE ROBINS: A two-week
11 rental.

12 MAYOR STUESSI: -- a two week
13 minimum.

14 TRUSTEE ROBINS: A two-week
15 minimum, yes.

16 MAYOR STUESSI: Irregardless
17 of when it is?

18 TRUSTEE ROBINS: Exactly.
19 Okay, but I just don't think we
20 should limit it to twice a year.
21 That's --

22 DEPUTY MAYOR PHILLIPS: Okay,
23 but the question is -- my question
24 is, are you suggesting that this
25 once every two weeks is a property

2 owner's actually --

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Do you mean a room in a house?

5 TRUSTEE ROBINS: No.

6 DEPUTY MAYOR PHILLIPS: No,
7 no, I'm talking about, let's say
8 the two family houses, okay, they
9 have two apartments, okay?

10 TRUSTEE ROBINS: Well, I
11 wasn't really addressing
12 two-family houses here.

13 DEPUTY MAYOR PHILLIPS: Well,
14 how are you going to -- I mean,
15 you're addressing once every two
16 weeks.

17 MAYOR STUESSI: That's not
18 what she's saying. She's saying
19 two weeks minimum.

20 TRUSTEE ROBINS: Two weeks
21 minimum, that's all.

22 TRUSTEE DOUGHERTY-JOHNSON: I
23 think in Julia thing that a two
24 family would be the same as like a
25 whole house.

2 TRUSTEE ROBINS: Right.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Like you could rent one apartment

5 for two weeks at a time.

6 TRUSTEE ROBINS: Correct.

7 TRUSTEE DOUGHERTY-JOHNSON:

8 As much as you went, as many two

9 weeks periods --

10 TRUSTEE ROBINS: So it's more

11 in terms of limits, time limits

12 and stuff like that. But the home

13 share thing, that would not be a

14 two-week thing. In other words,

15 if you were in somebody's home and

16 sharing -- taking a space, then

17 you could have those guests in

18 your home for two to three nights.

19 MAYOR STUESSI: Which one

20 things we talked about before has

21 a lot of real challenges with

22 enforcement. I mean, that's the

23 biggest issue and, you know, why

24 most municipalities are going away

25 from that or they're looking at a

2 maximum amount of times that it
3 can be done.

4 TRUSTEE ROBINS: I think
5 that's most of what I was --

6 MAYOR STUESSI: Do you have
7 anything else before Patrick
8 though?

9 DEPUTY MAYOR PHILLIPS: Okay.
10 I just want to be clear, you're
11 talking about it's a rental one
12 time every two weeks?

13 TRUSTEE BRENNAN: No.

14 MAYOR STUESSI: No.

15 TRUSTEE DOUGHERTY-JOHNSON: A
16 two-week rental.

17 DEPUTY MAYOR PHILLIPS:
18 That's what I'm asking. I asked
19 you that before. You're talking
20 one time every two weeks. So it
21 would be two times during the
22 month. That's what you said
23 before.

24 TRUSTEE ROBINS: So, in the
25 real estate word, okay, somebody

2 comes out and they want to take a
3 rental from the 1st through the
4 14th or the 1st through 15th of
5 the month, okay? They come, they
6 check in, and checkout at 1:00 or
7 whatever on the 15th and then you
8 could you have another, a rental,
9 who's taking the house for two
10 weeks, come in on the 16th through
11 the 31st or whatever. So those
12 would be like rental agreements.
13 Usually that's how it's done with
14 a rental agreement, you know?

15 Now, you could use a lease if
16 you wanted, you know, to have an
17 attorney. Some people are using
18 leases now actually, but usually
19 it would be a rental agreement for
20 two weeks at a time. So two-week
21 out and then the next person can
22 come in or if it's not rented, you
23 know, then it's empty.

24 MAYOR STUESSI: Or the owner
25 might be there.

2 TRUSTEE ROBINS: Or the owner
3 could be back in the house,
4 correct.

5 TRUSTEE BRENNAN: All right.
6 So I think you all know from our
7 discussion last time and from my
8 comments with counsel on the
9 current draft ordinance, I felt
10 like, as its been proposed, it
11 doesn't really strike the right
12 balance.

13 And I'm going to be a little
14 repetitive, but I want to touch on
15 what we spoke about last time.
16 And my thought on this was that
17 we're trying to achieve two goals,
18 the way I see it, two primary
19 goals.

20 One was to protect against
21 impacting the quality of life for
22 our residents. So protect against
23 negative things that reduce the
24 quality of life. And the second
25 being that we want to protect

2 against further erosion of our
3 long term housing stock. That's
4 the concern, that we're losing too
5 many housing opportunities for
6 year-round folks, whether it's
7 ownership or rental. And my
8 feeling was -- I'll wait for this.

9 (Whereupon, firehouse siren
10 sounded.)

11 TRUSTEE BRENNAN: All right,
12 so we have those two goals and we
13 also have some competing interests
14 from our Business District who are
15 interested in maximizing tourists
16 and shoppers and visitors. And we
17 also have, I'd say some competing
18 interest from some homeowners who
19 rely on some additional income by
20 hosting people in their homes.

21 So my feeling was, I don't want
22 to overreach on the legislation if
23 it doesn't serve the two goals
24 that I've discussed. And so I
25 felt like we should be considering

2 an exception for renting of rooms
3 or portions of dwellings. I'm
4 talking about things that are less
5 than a full dwelling. I'm
6 agreeing with Trustee Robins here.

7 So and my thinking is when
8 you're renting a portion of your
9 home like in an Airbnb situation,
10 where you're renting out a room
11 and a bathroom or something,
12 there's less of a chance that
13 that's going to damage the quality
14 of life for our residents because
15 there's a homeowner who's the
16 occupant and they have a
17 responsibility to their neighbors
18 and their friends to try to keep
19 their guests' behavior in line
20 with what everyone expects.

21 And the other thing is those
22 rooms in people's houses don't
23 really take away from the
24 long-term housing stock because
25 those are not complete dwellings

2 that would be suitable for someone
3 to live in year round. So I don't
4 see how the partial home rental
5 impacts the two goals that I laid
6 out.

7 The other thing I'll return to
8 is the 14-day versus 28. I'm
9 leaning towards a 14-day minimum
10 rental period. I think that's
11 what you're talking about.

12 TRUSTEE ROBINS: (Nodding.)

13 TRUSTEE BRENNAN: I
14 couldn't -- I asked this question
15 and I've asked myself this
16 question many times, I can't
17 determine really what's the
18 difference between a 14 or a 28?
19 What does 28-day accomplish that
20 14 can't? Isn't 14 long enough to
21 prevent rapid turnover, the
22 disturbance that comes from
23 transient guests and things like
24 that?

25 And the third element I'd like

2 to bring to this is that I would
3 like to look at this work in
4 concert with looking at the
5 B&B law, the B&B regulations,
6 because I think there may be some
7 opportunities to revise the B&B
8 regulations to allow more homes to
9 fall into the B&B category.

10 So that can be -- I think
11 there's a maximum -- there's a
12 minute square footage a house can
13 be in the B&B.

14 MAYOR STUESSI: And a maximum
15 number of bedrooms, which I think
16 is five.

17 DEPUTY MAYOR PHILLIPS: Yes,
18 it's five bedrooms and there's
19 parking.

20 TRUSTEE BRENNAN: So it's a
21 maximum number of bedrooms?

22 MAYOR STUESSI: Yes.

23 TRUSTEE BRENNAN: So anyway,
24 maybe the square footage or
25 parking or something, so that we

2 can have -- because we're losing
3 B&B's. I think we all agreed, I
4 think, at least anecdotally, there
5 was maybe seven B&Bs in the
6 Village a few years ago and now
7 we're down to maybe four.

8 DEFENSE ATTY one: I think
9 it's down to three to be honest
10 with you.

11 TRUSTEE BRENNAN: Three?

12 MAYOR STUESSI: Yeah. One of
13 the issues is that the B&B law
14 requires that the owner of the
15 property be present. It doesn't
16 allow for a manager to be hired
17 and potentially live there where
18 you might end up creating a job.

19 TRUSTEE BRENNAN: Yeah.
20 Personally I feel that requirement
21 actually is important to me.
22 Because, again, that puts the
23 homeowner back in the house and
24 that's really what's going to get
25 people, their guests and visitors

2 to behave according with what
3 people in the Village would like.

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Well, it also makes it more of a
6 home and not a business.

7 TRUSTEE BRENNAN: Right, it's
8 both.

9 TRUSTEE DOUGHERTY-JOHNSON:
10 Right.

11 MAYOR STUESSI: Anything that
12 you're collecting money on is a
13 business. I mean, let's be
14 honest.

15 TRUSTEE DOUGHERTY-JOHNSON:
16 Yes, but I mean --

17 MAYOR STUESSI: Whether it's
18 one room or five rooms.

19 TRUSTEE DOUGHERTY-JOHNSON:
20 Yes.

21 MAYOR STUESSI: I mean, it's
22 income, declared as such, taxed as
23 such.

24 TRUSTEE BRENNAN: So to be
25 clear, I'm promoting the idea of

2 an exception for short-term
3 renting of -- or an exception for
4 short-term rentals when it's less
5 than the full dwelling, a room in
6 a home. Considering 14 days as
7 the minimum rental stay and then
8 updating the B&B or seeing if we
9 can update the B&B.

10 MAYOR STUESSI: What are you
11 suggesting might need work in the
12 B&B law?

13 TRUSTEE BRENNAN: Well, I am
14 not sure what the answer is, but I
15 know that we're losing them and I
16 think we're losing them to Airbnb
17 short-term rentals. All right, so
18 we're trying to balance that.

19 So is there an opportunity here
20 to get more B&B's? So they're
21 more regulated in someone's home,
22 but they have different criteria
23 than running a hotel or a motel.
24 So is that part of the solution to
25 getting a -- would that satisfy,

2 for example, the bid because it's
3 another way to get people to come
4 and stay in Greenport, but it's
5 also a way to protect the quality
6 of living because those guests
7 are -- I feel like those guests
8 are more likely to be welcome
9 rather than being a nuisance.

10 DEPUTY MAYOR PHILLIPS: Well,
11 I also think that originally the
12 B&B's started out as three
13 bedrooms and then it grew when
14 there was a need for some type of
15 rentals out here.

16 I think since the -- and I agree
17 with you, since the Airbnb has
18 taken over, I think the room
19 rental kind of has gotten combined
20 into the mix. I mean, I know
21 people have rented rooms here for
22 years during the summertime. It
23 was just a common -- Julia is
24 right on that one.

25 But I think that if we were to

2 look at the B&B code and kind of
3 perhaps have two different
4 categories of B&B's. If you're
5 going to only do a one-room
6 rental, create the criteria for
7 that. And then if you wanted to
8 expand and be bigger, I think
9 there's room within that B&B law
10 to do that.

11 It would also take the
12 individual room rentals away from
13 the Airbnb regulations a little
14 bit. But they also have a
15 different criteria that they have
16 to follow. There is going to be a
17 little more hoops to go through to
18 create that for them to do that
19 type of a business.

20 TRUSTEE BRENNAN: Yeah, and I
21 think that may be necessary in
22 order to get the results that we
23 want, right, so we're not damaging
24 quality of life?

25 DEPUTY MAYOR PHILLIPS: Well,

2 also, it's an actual owner would
3 be in the -- on the premise. It's
4 a big difference.

5 TRUSTEE BRENNAN: I think
6 that's important.

7 DEPUTY MAYOR PHILLIPS: It is
8 a big difference.

9 TRUSTEE BRENNAN: The rest of
10 my comments that I had offered to
11 counsel are small things, you
12 know, just cleanup kind stuff I
13 think.

14 MAYOR STUESSI: Lily?

15 TRUSTEE DOUGHERTY-JOHNSON: I
16 mean, I think what's been said
17 makes a lot of sense and I think
18 we've been talking about it for a
19 while. One thing I'm still not
20 clear on is like multi-family.
21 Like if we say two weeks, do we
22 still want, in a multi-family, one
23 apartment to be year round? I
24 think that makes sense. And I
25 also think if we can making it so

2 like short-term rental permits are
3 only available to people who live
4 in the village. Weren't we
5 talking about that?

6 MAYOR STUESSI: Yeah, that's
7 in the draft.

8 TRUSTEE BRENNAN: That's how
9 it's in the draft, yeah.

10 MAYOR STUESSI: Yes.

11 TRUSTEE DOUGHERTY-JOHNSON:
12 But as it is, it's not -- I
13 just -- I wouldn't want to see a
14 lot of multi-family houses just be
15 two-week. You know, all
16 short-term rentals even if it is
17 the two weeks. Which I kind of
18 agree with Patrick, I'm not sure
19 that -- I mean, I see the
20 advantage of the one month, but I
21 also think it's a good compromise
22 to maybe start with two weeks
23 since we haven't really been
24 having -- even though the current
25 law kind of says two weeks, it's

2 more once in two weeks is how it's
3 been interpreted or enforced, or
4 not enforced.

5 I don't know, I think that's --
6 I mean, I kind of agree with the
7 room in the house and I understand
8 the enforcement issues, but I also
9 think you're always going to have
10 enforcement issues and ways to get
11 around things. So I'm not sure we
12 should like punish everyone or not
13 allow -- I also think it's a very
14 flexible, like, you know, your
15 kids could grow up and then you
16 have you rooms in the house. You
17 know, it's like a very flexible
18 way of like people staying in
19 their homes. So those are, I
20 think, all my thoughts at the
21 moment.

22 DEPUTY MAYOR PHILLIPS: So
23 let me ask a question in dealing
24 with the two-family houses,
25 because I also see that I have a

2 question about the multi-family,
3 which I didn't really pick up
4 before. But you feel that there
5 should be some restrictions that a
6 two-family house, one of the units
7 should be long term -- should be a
8 long term rental and the other one
9 a short term, that has to be
10 declared a short term rental?

11 TRUSTEE DOUGHERTY-JOHNSON: I
12 do think that because I think,
13 again, that's more like -- it's
14 sort of like the room in the
15 house. You still have to have
16 somebody on the property. And it
17 also just limits -- you know, it's
18 not so easy to just buy a
19 multi-family house and then
20 short-term rent it, which is sort
21 of what has -- could happen or has
22 been happening in some ways
23 because it's a -- you know, it's a
24 good investment. It's a good
25 business, but if you have to and

2 you want some housing for people
3 who live here year round, then,
4 yeah, I would think that makes
5 sense if there's, you know, a good
6 enforceable way to do that and
7 probably declaring that on your
8 permit is one way to do it. I
9 know the other thing I was just
10 thinking about, and right now were
11 aren't allowing short-term rentals
12 downtown, right?

13 DEPUTY MAYOR PHILLIPS: That
14 is correct.

15 TRUSTEE DOUGHERTY-JOHNSON:
16 But, I mean, is there -- does it
17 make some kind of sense, if we're
18 like -- maybe this overlay to
19 allow like one -- to let people,
20 like -- so you have some
21 affordable housing, you have some
22 regular housing, and can you short
23 term rent one apartment in a -- I
24 mean --

25 MAYOR STUESSI: I think we

2 should get the Third Floor Overlay
3 District and have that discussion
4 separately --

5 TRUSTEE DOUGHERTY-JOHNSON:
6 Sure.

7 MAYOR STUESSI: -- because
8 that becomes a very slippery
9 slope.

10 TRUSTEE BRENNAN: So right
11 now, the short-term rental law
12 excludes, a CR and CG, correct?

13 MAYOR STUESSI: Yes.

14 DEPUTY MAYOR PHILLIPS:
15 Correct, and the Waterfront
16 Commercial.

17 TRUSTEE BRENNAN: And the WC?

18 DEPUTY MAYOR PHILLIPS: And
19 the WC.

20 TRUSTEE BRENNAN: Yeah. I
21 think that's the way we should
22 handle it too.

23 TRUSTEE ROBINS: So
24 basically, Lily, what you're
25 saying is the only platform

2 basically that you could do a
3 short-term rental would be half of
4 a two-family house; is that what
5 you're proposing?

6 TRUSTEE DOUGHERTY-JOHNSON:

7 No. I think I'm okay with
8 starting with the two weeks.

9 TRUSTEE ROBINS: With two
10 weeks? Okay.

11 TRUSTEE DOUGHERTY-JOHNSON:

12 Just for everyone. I mean, I feel
13 like, you know, these things could
14 change. So if this isn't enough
15 of a -- you know, maybe eventually
16 we go to a month. I don't know.
17 But I think that it's a reasonable
18 thing to start with because it's
19 much more than the, you know, one
20 day we're mostly at right now.

21 DEPUTY MAYOR PHILLIPS: I

22 just have some concern as to we do
23 have some definition of
24 multi-family in here is for any
25 units two or more, and I believe

2 we have some that are three units
3 within this Village. So, you
4 know, are we going to exclude
5 those from doing short-term
6 rentals?

7 TRUSTEE DOUGHERTY-JOHNSON:
8 That's not what I was thinking,
9 but I was thinking that at least
10 one of those or maybe two of
11 those. Maybe it's two if --

12 MAYOR STUESSI: That's what
13 the current draft contemplates.
14 The current draft only allows for
15 the rental of a two family or a
16 single family.

17 DEPUTY MAYOR PHILLIPS: And
18 I'm just thinking, you know, I'm
19 trying to think, around the
20 Village. I don't know that we
21 have that many three-family
22 houses. I think we have some that
23 are four, you know, multi-families
24 who are four, but that's a
25 question I needed to ask because I

2 didn't pick up on that one. It's
3 a question.

4 MAYOR STUESSI: Julia,
5 Patrick, any thoughts on that?

6 TRUSTEE BRENNAN: Well, I'm a
7 little confused about what you
8 said before about the current
9 draft only contemplates one and
10 two family for short -- what's
11 short term, maybe two weeks?

12 MAYOR STUESSI: Well, the
13 current draft has the one month
14 and the two two-week rentals.

15 TRUSTEE BRENNAN: And the two
16 weeks, right.

17 TRUSTEE ROBINS: How many
18 multi-family houses do you think
19 there are, Mary Bess? I'm just
20 curious.

21 DEPUTY MAYOR PHILLIPS: I
22 know there's one in that
23 direction. I'm not sure what's on
24 5th Avenue. I know 5th Avenue's
25 got four --

2 TRUSTEE ROBINS: There's a
3 unit there with nine apartments in
4 them, but I think they're all
5 rented.

6 DEPUTY MAYOR PHILLIPS:
7 They're all year round rentals,
8 but, you know, there are --

9 MAYOR STUESSI: That could
10 change with a different owner
11 tomorrow. I mean, that's what we
12 need to think about. You can't
13 think about the person that's
14 renting, the hardworking, local
15 folks who work the places.

16 TRUSTEE ROBINS: Right.

17 MAYOR STUESSI: You need to
18 think about the architecture of it
19 and --

20 TRUSTEE DOUGHERTY-JOHNSON:
21 I'm actually fine with leaving
22 that out. I mean, especially if
23 it's not an issue now. If there's
24 not a lot of people wanting to
25 short term rent apartments in

2 multi-family then I don't see it
3 being an issue to leave it out. I
4 mean to not include them in the
5 short term.

6 MAYOR STUESSI: Patrick, any
7 thoughts on that, what Mary Bess
8 brings up?

9 TRUSTEE DOUGHERTY-JOHNSON:
10 So, you know, I'm only advocating
11 for the short-term rental
12 exceptions for things that are
13 less than a full dwelling unit,
14 all right? So in the current law,
15 we have this situation where in a
16 two-family house we allow the one
17 short term if the other one is
18 either owner occupied or occupied
19 by a long-term tenant. I'm not in
20 favor of keeping that.

21 So if we're going anywhere,
22 where we're going to have an
23 exception for the short-term
24 rentals, I think that that
25 provision is -- it's not

2 acceptable to me. I think it has
3 to be an owner occupant, not
4 another --

5 DEPUTY MAYOR PHILLIPS: Not a
6 long term tenant? It has to be
7 the actual property owner has to
8 be living in the facilities?

9 TRUSTEE BRENNAN: Yes.

10 DEPUTY MAYOR PHILLIPS: Okay,
11 that's --

12 TRUSTEE DOUGHERTY-JOHNSON:
13 Yeah, that's fine by me.

14 MAYOR STUESSI: And then what
15 about her question of more than
16 two units?

17 TRUSTEE BRENNAN: I don't
18 know.

19 DEPUTY MAYOR PHILLIPS: I am
20 not quite sure how many there are
21 really in the Village. I mean,
22 I'm going off the top of my head.
23 I can think of one or two. I do
24 believe we have one who is an
25 active short-term rentaler, so

2 that's why I'm bringing it up to
3 be honest with you.

4 TRUSTEE BRENNAN: What is
5 your question though?

6 DEPUTY MAYOR PHILLIPS:
7 Multifamily, are we going to keep
8 it being more than two units?

9 TRUSTEE DOUGHERTY-JOHNSON: I
10 guess, our current draft is
11 really --

12 TRUSTEE ROBINS: -- we write
13 that in as a special exception
14 that they would have to get
15 special permission to do something
16 in a more than two family?

17 DEPUTY MAYOR PHILLIPS: That
18 would be a Brian question.

19 TRUSTEE ROBINS: Could we do
20 something like that, Brian?

21 VILLAGE ATTORNEY STOLAR: You
22 could do a carveout.

23 TRUSTEE BRENNAN: Okay, your
24 question is, are we changing the
25 definition of multi-family?

2 DEPUTY MAYOR PHILLIPS:

3 Right.

4 TRUSTEE BRENNAN: Okay. No,
5 I think it should be more than two
6 units --

7 DEPUTY MAYOR PHILLIPS: Okay.

8 TRUSTEE BRENNAN: -- so that
9 we capture three and four. But is
10 there a reason that you're
11 suggesting --

12 DEPUTY MAYOR PHILLIPS: Well,
13 because I also -- I mean, I'm sure
14 we're very much aware that there
15 are some people here who have a
16 three-family unit that they are
17 short-term renting. I mean, you
18 know, that's going to exclude them
19 if we keep the definition the way
20 it is --

21 TRUSTEE BRENNAN: Right.

22 DEPUTY MAYOR PHILLIPS: --
23 while compared to someone who has
24 four apartments, and we have to be
25 fair about it. I mean, we've

2 heard plenty from the public
3 comments on it, you know?

4 TRUSTEE BRENNAN: Right.

5 DEPUTY MAYOR PHILLIPS: You
6 know, we have to be fair to
7 everyone. That's why I'm bringing
8 it up, is I'm sure we have some
9 that I don't know about. I know
10 of one. But I don't know. I know
11 there are multi-families on 4th --
12 I mean, on 5th Avenue and I think
13 on 4th. On 4th Avenue I think
14 there are some also, so I'm not
15 quite sure. That would be a
16 question that we'd have to really
17 kind of look into.

18 TRUSTEE DOUGHERTY-JOHNSON:
19 Now I'm getting confused. The
20 current code, you're saying, only
21 dealing deals with one and two
22 family?

23 MAYOR STUESSI: The current
24 code and the proposed code only
25 allows for short-term rentals of

2 single family or two family.

3 Nothing more.

4 TRUSTEE DOUGHERTY-JOHNSON:

5 All right.

6 TRUSTEE BRENNAN: I don't

7 have any other questions.

8 MAYOR STUESSI: So what was

9 your thought on more than a two

10 family house?

11 TRUSTEE BRENNAN: I don't see

12 the need to change the definition.

13 MAYOR STUESSI: So you think

14 it should stay the same?

15 TRUSTEE BRENNAN: Yes.

16 MAYOR STUESSI: You can only

17 rent short term in either a single

18 family or a two family? Julia,

19 you're --

20 TRUSTEE BRENNAN: I'm not

21 proposing renting short term to

22 anyone other than in cases where

23 it's not a full unit.

24 MAYOR STUESSI: Well, two

25 weeks or a month rental is short

2 term. That's what we're talking
3 about.

4 TRUSTEE BRENNAN: Yes. So
5 provided it meets the 14- or
6 28-day, right; is that what you're
7 talking about?

8 MAYOR STUESSI: Yes.

9 TRUSTEE BRENNAN: All right.
10 All right, sometimes I think when
11 we say short-term rental, we're
12 talk about something that is the
13 exception to the 14 or 28 days.

14 TRUSTEE ROBINS: No, short
15 term is two weeks minimum now,
16 what we're talking about, correct?

17 MAYOR STUESSI: No. Our
18 current draft law considers a
19 month rental a short-term rental.

20 TRUSTEE ROBINS: Right, but
21 what we've been discussing right
22 now is for two weeks minimum.

23 TRUSTEE BRENNAN: Yes.

24 DEPUTY MAYOR PHILLIPS:

25 There's a suggestion for changing

2 it a two-week minimum.

3 TRUSTEE ROBINS: Right.

4 TRUSTEE BRENNAN: One of the
5 reasons, I guess, I'm inclined to
6 not change the definition of
7 multi-family is that New York
8 State looks at it as one family,
9 two family, and everything else is
10 multi-family.

11 And a lot of what we're trying
12 to regulate here with the
13 enforcement and all of the
14 requirements that someone has to
15 submit for with their egress and,
16 you know, providing all the
17 information for accountability and
18 all that stuff, it seems to me
19 like it would be better if it
20 stayed more in the line with the
21 State code. Because a lot of
22 those things are life safety
23 issues. And So if our definition
24 starts to depart from the State
25 code, it might cause some

2 confusion. That's all.

3 DEPUTY MAYOR PHILLIPS: As I
4 said, I wanted to put it on the
5 table, because we do have some
6 that are three families.

7 TRUSTEE DOUGHERTY-JOHNSON:
8 But we just said that in our
9 current code we are not -- it
10 doesn't allow for the three
11 family --

12 MAYOR STUESSI: The current
13 code and the proposed code does
14 not allow for short term rental of
15 anything more than half of a
16 two-family house.

17 TRUSTEE DOUGHERTY-JOHNSON:
18 Okay.

19 MAYOR STUESSI: Mary Bess,
20 what are your thoughts? I mean,
21 we've all been talking about this
22 for a long time, but I know you
23 and Julia have been talking about
24 it for years.

25 (Laughter.)

2 DEPUTY MAYOR PHILLIPS: Part
3 of my feeling is I want the code
4 to be able to, first of all,
5 provide safe environments for
6 anyone that decides to rent.
7 Okay? Which is the reason why we
8 have to have the code. We have
9 all, Julia and I have, dealt with
10 properties in the past that did
11 not have safe housing, okay, which
12 is the reason for the rental law.

13 Part of what I'm hearing from --
14 and I kind of explained this to
15 some of the business community
16 yesterday -- is that, you know,
17 they need the economic engine.
18 That's fine. I understand that
19 they want the business.

20 What they have to realize is
21 that once that customer has left,
22 the Airbnb person is going back
23 into the residential area where
24 the residents are dealing with the
25 parking, they're dealing with the

2 noise, they're dealing with -- you
3 know, some of them have had
4 quality of life issues because of
5 some of the clients that some of
6 the Airbnb's have had.

7 So, you know, that's part of
8 what's kind of is in the back of
9 my mind is I understand everybody
10 is entitled to make something off
11 of their house. You know, we
12 can't control them an earning
13 income, but we need to look at the
14 use and how the use is being done
15 and that's why we have zoning.

16 So I just -- I'm torn between
17 trying not to have a code do the
18 same thing as the original one we
19 did, okay? And we tried to carve
20 out and to accommodate people and
21 I think that it backfired a little
22 bit, okay?

23 We created investment houses on
24 some places. We created some -- a
25 bit of an empty feeling during

2 after Labor Day has gone or
3 October is gone and the
4 neighborhoods are -- the
5 neighborhoods, we're never going
6 to be able to go back to the
7 community that we had, but I think
8 we need to look forward to
9 creating a community where, at
10 some point, there's rental
11 properties for a young couple that
12 is just starting out that is
13 working in the hospital, or
14 they're, you know, they're working
15 from home and they're
16 self-employed or whatever.

17 Because I hear a lot of young
18 ones wanting to stay here, but
19 there is no rentals for them,
20 okay? If you work in the
21 hospital, sometimes they travel,
22 okay, and I do understand the
23 point that if they could find a
24 job up west, they're going take
25 it. Okay, I understand that.

2 That's been going on for years out
3 here, okay? We all know we
4 travel, okay?

5 The 14-day, I suppose it would
6 work, but I'm uncomfortable with
7 two families having the two
8 apartments being rented, you know,
9 having the option that's not --
10 it's not a constant. I think
11 however we do it has to be a
12 constant for everybody as far as
13 the days. Other things can be
14 worked out as far as, a two-family
15 house, you have to have -- it has
16 to be -- the property owner has to
17 be in the house. Okay? I don't a
18 problem with that. We tried to
19 accommodate it the last time
20 because other people were saying --

21 MAYOR STUESSI: Would
22 whomever has their phone on mind
23 turning off the ringer, please?
24 Thank you.

25 DEPUTY MAYOR PHILLIPS: So as

2 I said, we started this out to get
3 the discussion going. We've all
4 had this discussion. It's time
5 that we started moving forward.
6 As a point of compromise, you and
7 I had talked about some other
8 things this morning that was going
9 to limit it to X number of weeks
10 during the year, was that not what
11 was...

12 MAYOR STUESSI: Yeah. So one
13 of the things I was giving
14 consideration to, because what
15 we've talked about here thus far,
16 completely eliminates any really
17 short-term rental -- a weekend
18 rental. And one of the things
19 I've heard from a lot of folks in
20 the business community is we rely,
21 that's a big part of our business.

22 It's, to your point, economical
23 for somebody to be coming in, it's
24 a wedding that lasts a few days.

25 They can rent for two or

2 three days and bring, you know,
3 four or five people into a house
4 verses to have to rent three
5 different hotel rooms. And while
6 allowing for it, you know, without
7 the wild west like is right now,
8 which is causing a lot of issues,
9 is maybe what we do is look at
10 this a bit differently and keep
11 the one month -- the 28-day
12 minimum rental, but allow for a
13 number of shorter term rentals,
14 whether it's two days, three days
15 or two weeks during the course of
16 a year.

17 It's just a question of, you
18 know, whether there is a tolerance
19 for the Board where they think
20 there might be some balance with
21 that that, you know, if you look
22 at the total inventory of several
23 hundred rentals, you don't want
24 every single one of them renting
25 for only two days, but what if

2 they're allowed to rent --

3 I'm sorry, would you mind
4 letting us talk, please? We'll
5 have public comment at the very
6 end of the meeting.

7 AUDIENCE MEMBER: It's next
8 door.

9 AUDIENCE MEMBER: It's next
10 door.

11 MAYOR STUESSI: Oh, is it?
12 Okay, thank you. Sorry, John.

13 AUDIENCE MEMBER: Yeah.
14 There's a big training tonight, so
15 there's going to be a bunch of
16 fire fighters.

17 MAYOR STUESSI: Okay.
18 Any thoughts by anybody else?

19 TRUSTEE BRENNAN: I had a
20 couple of thoughts. I just wanted
21 to just comment on something that
22 Trustee Phillips said before about
23 how the current code, not the
24 draft, but our current code,
25 didn't work and it led to the

2 situation we're in now. But it's
3 not just the code, it's the
4 enforcement and our own Village's
5 interpretation, right? So the --

6 MAYOR STUESSI: It's not the
7 interpretation. It's the law. We
8 have been to court over it.

9 TRUSTEE BRENNAN: The 14 days
10 versus --

11 MAYOR STUESSI: Oh, yeah.
12 There is no once every 14 days as
13 part of it. It's, you know --

14 TRUSTEE BRENNAN: Okay. I
15 think we've -- I think in the past
16 the Village has allowed that was
17 my understanding, right? It
18 allowed a two-week rental every
19 two weeks?

20 DEPUTY MAYOR PHILLIPS: The
21 original concept was once every
22 two weeks. That was the original
23 concept. But the way the legalese
24 came out in the code, I believe --

25 MAYOR STUESSI: You can rent

2 for a weekend.

3 DEPUTY MAYOR PHILLIPS: You
4 can rent for a weekend.

5 MAYOR STUESSI: It's as
6 simple as that.

7 TRUSTEE BRENNAN: So you're
8 saying it's just a code problem,
9 not an enforcement problem?

10 MAYOR STUESSI: Yes.

11 TRUSTEE BRENNAN: Gotcha,
12 okay. And then I just want to
13 comment on -- two comments on the
14 input that we've been getting from
15 the Business Improvement District,
16 which is valuable, absolutely. I
17 am concerned that we've heard so
18 many times that businesses said
19 that they were struggling now.

20 So if they're struggling in an
21 environment where we're not
22 regulating short-term rentals, I
23 don't know what the implication of
24 that is. Is it that they need
25 more short term rentals, which is

2 not where the Board is going at
3 all, right?

4 MAYOR STUESSI: Well, it's
5 not where the community is going
6 either.

7 TRUSTEE BRENNAN: Right. So
8 when I hear that there's a
9 struggle and I think of that in
10 light of the situation and how we
11 have a lax short-term rental
12 regulation, it makes me think
13 there's another problem.

14 So I don't know what's going on
15 with these businesses. But I'm
16 sure every small business owner
17 always asks himself, am I
18 providing goods and services that
19 people want? You know, what am I
20 doing here? Is what I'm offering
21 attractive? And I think that's
22 important because I don't think
23 it's really at all going to be
24 hinged on this short-term rental
25 thing. We're certainly not going

2 to increasing them. So we're not
3 going to be providing any
4 assistance to downtown businesses
5 by providing more.

6 The other thing is, I think it's
7 important to keep in mind that the
8 Business Improvement District is
9 really important and they
10 represent a lobby of our downtown,
11 but we have other businesses in
12 the community, right?

13 So the needs of other businesses
14 is different than what you might
15 find in a downtown area. So with
16 restaurants and retail, you need a
17 high volume of visitors and
18 guests, but I would suggest that
19 other types of businesses, like if
20 you're a contractor or a business
21 running a hospital or a senior
22 home, you need employees, right,
23 and you need places for employees
24 to live. So business interest is
25 very different across the spectrum

2 of types of business and I
3 think --

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Well, even the restaurants also
6 need employees, I believe.

7 TRUSTEE BRENNAN: But it
8 tends to be a bit more seasonal.

9 TRUSTEE DOUGHERTY-JOHNSON:
10 Yes.

11 TRUSTEE BRENNAN: So that's
12 another difference, right?
13 Seasonality of employee housing
14 versus year-round housing.

15 DEPUTY MAYOR PHILLIPS: And I
16 also think that the tourism trade,
17 anyone that's keeping up with it,
18 realizes that, they themselves are
19 admitting that things are slowing
20 down. I heard that, you know, the
21 conversation yesterday was, well,
22 the restaurants may be doing well,
23 but the retail markets are
24 struggling. That has nothing to
25 do with short-term rentals.

2 That's just the normal economics
3 of business.

4 TRUSTEE ROBINS: It's the
5 economy right now, what's going
6 on.

7 DEPUTY MAYOR PHILLIPS: So I
8 think that you're right, and you
9 and I both agree, that there has
10 to be, and I just said, we have to
11 have full-time employees here
12 being able to find full-time
13 housing.

14 I'm not going to get into the
15 description of workforce housing
16 or affordable housing. There has
17 to be housing. So that's part of
18 the equation as well. So I, you
19 know -- this has been a tough
20 discussion, okay, and it will
21 continue to be a tough discussion.

22 Will we immediately see things
23 happen? The economy is taking a
24 dive up and down as the stock
25 market just did the last week, you

2 know? But we have to kind of look
3 for everyone. We have to be fair
4 to everyone and that includes the
5 residents, those who want to do
6 short term rentals because they
7 want to earn some type of an extra
8 income and the business community.
9 And so we have to decide on a
10 minimum number of days. And, yes,
11 enforcement will play at some
12 point, but we have to make a
13 decision here so that we can
14 progress forward.

15 And the only other suggestion I
16 was going to ask is that perhaps
17 when this -- we should take the
18 short-term rental section through
19 this Chapter 103 and make it a
20 separate session so that it's
21 clearer and not so much convoluted
22 between long term and short term.
23 It gets a little confusing when
24 you're trying to read it.

25 TRUSTEE ROBINS: Right.

2 DEPUTY MAYOR PHILLIPS: Yeah,
3 it should be a separate section
4 within 103. I think, Brian, you
5 said that's possible?

6 VILLAGE ATTORNEY STOLAR:
7 Yes.

8 TRUSTEE DOUGHERTY-JOHNSON: I
9 don't think setting like a number
10 of days or a number of times is
11 necessarily -- I mean, I think
12 that also could work also. I
13 guess I don't understand,
14 enforcement wise, like why that
15 would be easier or better in a lot
16 of ways.

17 DEPUTY MAYOR PHILLIPS: Every
18 two weeks?

19 TRUSTEE DOUGHERTY-JOHNSON:
20 Yeah, I mean, it seems like --

21 MAYOR STUESSI: You mean
22 two-week minimum?

23 TRUSTEE DOUGHERTY-JOHNSON:
24 Yes.

25 DEPUTY MAYOR PHILLIPS: I'm

2 sorry, two-week minimum.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Like all these things, if you're
5 going through like Airbnb or VRBO
6 they're all -- it's listed on
7 there. And I know we've talked
8 about or even have, but like
9 software or a company that can go
10 through that stuff. So it seems
11 like either way we do it, I
12 mean as I --

13 MAYOR STUESSI: It's just a
14 question as to whether you want to
15 allow any rentals for less than
16 two weeks. And if you do, should
17 it be unlimited, basically like it
18 is right now, or should there be a
19 limit?

20 TRUSTEE DOUGHERTY-JOHNSON:

21 Well, I think we're all in
22 agreement that there should be a
23 limit.

24 MAYOR STUESSI: Well, no.

25 What everybody talked about a few

2 minutes ago was a two-week minimum
3 period, nothing less than that. I
4 was making the suggestion that
5 maybe we keep the one month, the
6 28-day minimum, and then you allow
7 for X number, pick a number, six
8 times a year that you can rent for
9 whatever the number is, whether
10 it's six different weekends or six
11 different two-week periods.

12 TRUSTEE ROBINS: I think
13 that's going to require too much
14 regulation and enforcement.

15 DEPUTY MAYOR PHILLIPS:
16 Julia, I can't hear you.

17 TRUSTEE ROBINS: I think
18 that's going to require too much
19 regulation and enforcement. To
20 keep track of, okay, you're at
21 number five now, you know? I
22 mean, I don't know. I'm not sure
23 if it's workable.

24 TRUSTEE BRENNAN: It does
25 sound challenging to enforce.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 It also means that like you may
4 have all the weekends in the
5 summer. You know, for quality of
6 life type concerns, that means
7 that people in, you know, July and
8 August, it's probably every
9 weekend.

10 TRUSTEE BRENNAN: Right.

11 TRUSTEE DOUGHERTY-JOHNSON:
12 Which doesn't like get to the goal
13 that Patrick was saying.

14 MAYOR STUESSI: So is the
15 Board's consensus at the moment
16 that -- and I know, Mary Bess, you
17 haven't expressed.

18 DEPUTY MAYOR PHILLIPS: No, I
19 haven't yet.

20 MAYOR STUESSI: But it sounds
21 like the three of you are
22 suggesting a two-week minimum on a
23 single family house or on one half
24 of a two-family house and then
25 looking at a separate exception

2 for renting a room within one's
3 house that's occupied.

4 TRUSTEE BRENNAN: That's
5 where I'm at.

6 MAYOR STUESSI: That's what
7 I'm hearing, correct?

8 TRUSTEE ROBINS: Yes.

9 DEPUTY MAYOR PHILLIPS:
10 That's what I've been hearing as
11 well.

12 TRUSTEE DOUGHERTY-JOHNSON: I
13 mean, I'm not totally opposed to
14 the month. I'm just not sure. It
15 does feel like a little arbitrary
16 -- or not arbitrary, but maybe a
17 little extreme to go to right
18 away. I think if two weeks is
19 really enforced, I think that's a
20 reasonable place to start, so,
21 yes.

22 MAYOR STUESSI: Mary Bess,
23 what are your thoughts?

24 DEPUTY MAYOR PHILLIPS: Well,
25 I've always gone with the general

2 consensus of the group and as much
3 as -- once again, I'm really
4 concerned that the residential
5 quality of life needs to improve
6 for people who have complained or
7 have lived with it. We've set
8 quite a criteria inside this code
9 for short-term rentals and
10 long-term rentals. There's a lot
11 of changes in here. And if that
12 would keep the enforcement idea
13 down to being not much easier, but
14 a little bit clearer, then maybe
15 the two weeks is something we
16 could start with, okay.

17 My main concern is the fact that
18 we try not to have a loophole that
19 we had in the previous code okay?
20 That concerns me, okay? All
21 right? We tried to be fair and it
22 backfired. So...

23 MAYOR STUESSI: Yes, so
24 that's where I think, you know, we
25 would look to counsel to approach

2 potentially the renting a room in
3 somebody's house with something
4 that will absolutely protect us
5 and make sure that we don't see
6 that become a way to create an
7 inrun around things.

8 TRUSTEE BRENNAN: Yeah,
9 nobody here wants to do that.
10 Nobody wants that loophole. We
11 don't want that being exploited.

12 DEPUTY MAYOR PHILLIPS: And
13 that's where we have to -- I mean,
14 as Julia and I went through, we
15 had a code and we started tearing
16 at it to accommodate. We have to
17 be a general consensus that we all
18 agree that this is a policy that
19 we're putting forth to create the
20 code. And that's very important
21 to -- not only to me, but I think
22 to the whole community that
23 that's -- you know, we're making a
24 stand and we're going to make it
25 work.

2 MAYOR STUESSI: Okay. So
3 let's move on to the next topic
4 and we'll chat with counsel on
5 some draft language to consider in
6 advance of our work session next
7 week.

8 Number two is an update on the
9 housing crisis, which we've been
10 talking about now for a year. The
11 Board passed the resolution to
12 become a pro-housing community.
13 I'm actually with the governor's
14 offers again tomorrow for a
15 meeting.

16 I had a very productive meeting
17 about two weeks ago with HCR,
18 which is the Housing Community
19 Revitalization Department of the
20 State who came out did a tour of
21 downtown, took a look at some of
22 the opportunities here. And one
23 of the things I want to say which
24 was positive and we'll talk about
25 in a moment with the potential

2 third floor overlays, there's a
3 lot interest to support us with
4 downtown revitalization. And that
5 grant process is opening up here
6 this week. So we're going to be
7 scheduling a separate meeting
8 specifically to talk about that.

9 But one of the things which I'll
10 have Mary Bess chat about briefly
11 here, not briefly, but she'll give
12 us an introduction to the proposal
13 that's on here for us to talk
14 about in a just a few minutes.

15 The other item is, we're only
16 talking about zoning within the
17 Village of Greenport. And so as
18 everybody is also aware, the Town
19 of Southold is in the process of
20 updating their zoning code.

21 Nearly 14 years ago they started
22 developing a new comprehensive
23 plan, which was developed and
24 released about four years ago.

25 Approximately, I guess, it's

2 eight or nine months ago now, they
3 formed a Zoning Update Committee,
4 the prior supervisor, Russel, had
5 added me on to that committee
6 along with a lot of her Southold
7 residents from different hamlets.

8 They've held a number of
9 community sessions in every single
10 hamlet, including one was held
11 here within the Village looking at
12 zoning within the larger hamlet.
13 Of course, as everybody recalls,
14 in the Greenport one they weren't
15 looking specifically in the
16 Village, but in the surrounding
17 areas of the hamlet.

18 So, you know, very simply, that
19 would be from the marinas where
20 Goldsmith is, etcetera, right over
21 to the edge of 6th Street, the
22 school. So that whole zone.
23 Everything on north road as well
24 heading, you know, across from
25 Peconic Landing.

2 There's a lot of information
3 that's being taken in and, you
4 know, we've heard from -- we
5 meaning the Zoning Update
6 Committee and the Town Board heard
7 from a lot of community meetings
8 that there is concern for
9 overdevelopment on the commercial
10 side of things throughout the
11 entirety of Southold Town.

12 As everybody is aware too, the
13 Town passed a moratorium on any
14 new hotel development while
15 they're updating the code. That
16 does not account for any
17 expansions of hotels and there's a
18 few of them which are possibly
19 being considered right now by the
20 Town Planning Board and the ZBA.

21 But the other things people
22 talked about are water quality and
23 one of the biggest issues was
24 community housing and
25 affordability, for folks who work

2 in the community. Whether it's
3 somebody who works in a
4 restaurant, works for a
5 contractor, or works at a
6 hospital.

7 So that's been talked about
8 quite widely. It was one of the
9 top three items cited by every
10 single, you know, community group
11 when they met, including the folks
12 from Greenport. So that process
13 is ongoing.

14 I'm told that the consultant
15 that the town has is supposed to
16 be having draft language to
17 consider sometime after Labor Day.
18 And sometime between then and the
19 following couple of months,
20 they'll be additional community
21 meetings scheduled.

22 So by very simple example, at
23 the outside edge of Greenport
24 where there's some available land
25 that's construction storage or,

2 you know, an existing bus storage
3 yard, by example. There's a lot
4 of uses that are allowed there
5 whether it's, you know, hotels or
6 a gas station or a bus yard or
7 construction storage, but housing
8 isn't really allowed with the
9 exception of just a couple of
10 apartments. So if somebody at
11 some point wanted to look at
12 building some multi-family there,
13 it's not possible without zoning
14 variances, and so that's something
15 that's being considered.

16 The next item up is one of the
17 recommendations by the Code
18 Committee was to convert R1 to R2.
19 As the Board is aware, there is a
20 preponderance of houses in the
21 Village which are zoned R2, a
22 smaller number that are zoned R1.
23 This was the recommendation of the
24 Code Committee to change to that.

25 We had all filled out a chart

2 that was sent by the Code
3 Committee and Mary Bess to fill
4 out. I think there was general
5 consensus on bringing that item to
6 a public hearing?

7 TRUSTEE ROBINS: Yes.

8 DEPUTY MAYOR PHILLIPS: Yes,
9 there was.

10 MAYOR STUESSI: Is everybody
11 in agreement on that?

12 DEPUTY MAYOR PHILLIPS:
13 Patrick had some concerns.

14 TRUSTEE BRENNAN: On what?

15 DEPUTY MAYOR PHILLIPS: On
16 the R1 going to R2.

17 TRUSTEE BRENNAN: Oh, right.
18 So my concern there was, again,
19 the way I had looked at these
20 zoning changes was, you know, our
21 original goal was to protect our
22 existing housing inventory. And
23 this idea of eliminating R1
24 concerns me because R1 is a type
25 of housing that is affordable

2 within the range of different
3 products. So if we eliminate R1,
4 those houses could be rebuilt as
5 R2. Now they're more expensive.
6 They're more valuable. So that's
7 one concern. So now we've lost
8 our R1.

9 And then the other is, in
10 talking about being fair to
11 people, are there people that own
12 properties in the R1 that would
13 like them to stay at R1? They
14 choose or bought into that
15 community; do they want to be in
16 an R2 community?

17 DEPUTY MAYOR PHILLIPS: Well,
18 let's take the example, some of
19 the houses that are in the R2 that
20 are really single -- they've been
21 converted back to single family
22 houses.

23 TRUSTEE ROBINS: There's
24 quite a bit like that.

25 DEPUTY MAYOR PHILLIPS:

2 There's been quite a bit of that
3 lately. Back many, many Greenport
4 Boards there was a big push, and I
5 think, Lily, it's probably your
6 mother and you were involved in it
7 when they did change a lot of
8 R1's. They rezoned houses to R2
9 that were R1.

10 And the concept was to provide
11 someone who wanted to put an
12 apartment in an R1, senior
13 citizens that wanted to create an
14 apartment for income, similar to
15 Airbnb's. But there was a big
16 zone change when we took a lot of
17 R1s and made them R2's already.

18 But it seems to be a trend and I
19 think the real estate agent over
20 here could probably tell you
21 better than I can that I've seen a
22 lot of the R2's that I knew as two
23 families have been converted back
24 to one family, or they've been
25 converted into, you know, not

2 quite a two family any longer.

3 TRUSTEE ROBINS: Yeah, no.

4 I've seen it actually marketed
5 that way, you know, converted back
6 to --

7 MAYOR STUESSI: Julia, would
8 you mind just speaking into the
9 microphone?

10 TRUSTEE ROBINS: I'm sorry.
11 I've seen it marketed that way,
12 that you know, convert back to a
13 one-family home. That's fairly
14 common actually.

15 MAYOR STUESSI: Well, it's
16 the story of New York City with
17 Brownstones that originally
18 started as a single-family house,
19 then they got converted to eight
20 apartments and now the
21 multi-millionaires are coming in
22 and converting them back to single
23 family houses.

24 TRUSTEE ROBINS: Exactly.

25 MAYOR STUESSI: I will say

2 that I have heard anecdotally from
3 a few folks who live in houses
4 that could potentially be two
5 family houses that are zoned R2
6 that they like the idea, now that
7 kids and others have left the
8 house, that rather than selling
9 and having to find somewhere else
10 to live, they could potentially
11 convert the house to a two family
12 and stay there and generate some
13 rental income.

14 It would seem to me that we're
15 at a point, because it was the
16 recommendation of the Code
17 Committee and we've all discussed
18 it, that it probably makes sense
19 to go ahead and schedule a public
20 hearing for this, so that we can
21 get the input from the public and
22 that's going to be most important,
23 to hear what everybody has to say.
24 Is there agreement on that?

25 TRUSTEE BRENNAN: Yes.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Yes.

4 TRUSTEE ROBINS: Yes.

5 DEPUTY MAYOR PHILLIPS: Yes.

6 TRUSTEE BRENNAN: I would
7 just throw something else out
8 there. There is a way to -- in an
9 R1 district, there is a way to add
10 more density without going to R2.
11 So you could allow an accessory
12 apartment in a one family.

13 We don't have that currently in
14 our village. But an accessory
15 apartment is different than R2 in
16 that, one, there's going be a
17 primary unit and a secondary unit.

18 So that would be -- that would
19 address this concern about being
20 able to get this extra income or
21 create this separate apartment.
22 But it keeps a little bit more
23 control over the density. So it
24 doesn't become a neighborhood of
25 R2's, it becomes these houses with

2 accessory apartments if they want
3 them and those apartments would be
4 limited in ratio or square footage
5 or something. They may only have
6 a one car parking requirement.
7 Actually in two family what is the
8 parking requirement now, is it one
9 and a half?

10 DEPUTY MAYOR PHILLIPS: One
11 and a half.

12 TRUSTEE DOUGHERTY-JOHNSON:
13 That's right, yeah.

14 TRUSTEE BRENNAN: Yeah. So
15 with an accessory apartment you
16 would add one parking, much like
17 what were talking about --

18 DEPUTY MAYOR PHILLIPS: Well,
19 that's part of what the ADU
20 discussion is, is both the
21 standards in Chapter 150. That's
22 part of the discussion with ADU's
23 that's been going on within the
24 Code Committee.

25 TRUSTEE BRENNAN: Yes.

2 DEPUTY MAYOR PHILLIPS:

3 So that's --

4 TRUSTEE BRENNAN: And what
5 I'm talking about here is attached
6 accessory apartments.

7 DEPUTY MAYOR PHILLIPS: Yeah.

8 TRUSTEE BRENNAN: So it
9 doesn't have as much of an impact
10 On changing the character of the
11 neighborhood.

12 MAYOR STUESSI: Should we
13 talk about ADU'S since were on
14 that subject right now and then
15 leave the third floor bonus for
16 last?

17 DEPUTY MAYOR PHILLIPS: Sure.

18 TRUSTEE BRENNAN: Sure.

19 DEPUTY MAYOR PHILLIPS: The
20 Code Committee has been discussing
21 it, accessory dwelling units.
22 Part of our concern is that we
23 have small lots in the Village,
24 okay? And we need, you know, the
25 setbacks and side yards, and if

2 someone wants to come in and apply
3 for this grant money that's
4 available for ADU's, how are we
5 going to treat them as far as, do
6 we need to create it so that they
7 end up having to go to ZBA when
8 they make the application or do
9 they have to jump through hoops,
10 is that one of the things that we
11 want to do? That's part of it.

12 John, you're in the audience
13 someplace. Can you help me with
14 some of other, the rest of the
15 discussion? I don't know, is
16 Tricia here?

17 MAYOR STUESSI: No.

18 MR. SALADINO: No, she's not.

19 MAYOR STUESSI: Do you want
20 to come to the podium for a
21 minute, John, if you would please?

22 MR. SALADINO: John Saladino.
23 The discussion revolved around
24 accessory dwelling units in the
25 Residential District and the

2 question arose, what would be the
3 requirement for an accessory
4 dwelling unit? We had come to a
5 consensus that if it was a
6 preexisting, nonconforming
7 building and it met size and
8 height limit -- well, just size
9 limit as far as New York State
10 Building Code, that there would be
11 no zoning requirements. It would
12 be as of right to convert that
13 accessory building to an accessory
14 dwelling unit.

15 If someone wanted to build a new
16 accessory dwelling unit, you know,
17 ship one of these Amish cabins
18 down and put it on their property,
19 then they would have to conform to
20 both standards, side yard -- well,
21 it wouldn't be in the front yard.
22 So it would side yards and rear
23 yards, and then a distance from
24 the principal building. So that
25 was what the discussion we had on

2 Wednesday revolved around.

3 But as far as for a preexisting,
4 nonconforming building that's
5 already on the property that a
6 resident might want to convert to
7 an accessory dwelling unit, me
8 personally, as the chairmen of the
9 Zoning Board, I didn't see any
10 hoops to have to jump through. A
11 new building, now that's
12 different.

13 DEPUTY MAYOR PHILLIPS: Well,
14 the discussion was that a new
15 construction was changing the
16 environment of the neighborhood
17 because it was new construction
18 and it wasn't preexisting.

19 MR. SALADINO: Well, we also
20 discussed that to increase the
21 nonconformity would require zoning
22 also. If you had a 20 by 30
23 building and you wanted to make it
24 a 20 by 40 building, now you're
25 increasing the nonconformity

2 and you would have to comply with
3 zoning.

4 MAYOR STUESSI: Or you want
5 to go up six feet or you know.

6 MR. SALADINO: Yeah. Well,
7 that wouldn't be a problem. But
8 that was the basis of the
9 discussion as far as that was.

10 DEPUTY MAYOR PHILLIPS: Yes,
11 John, you can go ahead. The other
12 part of the discussion was dealing
13 for those that are already
14 existing as accessory dwellings
15 would become legal.

16 MR. SALADINO: Well, that was
17 part of the discussion also. Me
18 personally, I don't believe that
19 somebody should be rewarded for
20 bad behavior. If somebody has an
21 accessory dwelling unit, an
22 illegal accessory dwelling unit on
23 their property, and for the last
24 ten years they've been renting it
25 and realizing a profit from it and

2 someone knows in the Village, I
3 kind of have a problem with that.
4 What was proposed was that they
5 would be forgiven. I didn't vote
6 yes on that.

7 DEPUTY MAYOR PHILLIPS: We
8 didn't really come to a true
9 consensus on it.

10 MR. SALADINO: I understand,
11 but I think the consensus was, ah,
12 you know, we're getting a unit.
13 I'm -- that wasn't my opinion, but
14 I'm not saying we should say no to
15 them, but there should be some
16 kind of penalty, you know.

17 So that was the idea behind
18 accessory dwelling units. I don't
19 see a big problem as far as -- and
20 I don't want to say to someone
21 jumping through a hoop. I don't
22 see it that as that big a problem.

23 The other side of the coin is,
24 obviously, somebody is going to
25 take advantage of the Village's

2 goodwill. You know, they want to
3 put something that's not
4 appropriate in their backyard. As
5 far as what that building can be
6 used for, that's something you
7 guys are going to have to -- you
8 know, there was concerned it would
9 be turned into a guest house or,
10 you know, a short term rental or
11 whatever. The whole idea is to
12 create housing, you know,
13 additional housing.

14 MAYOR STUESSI: Right.

15 DEPUTY MAYOR PHILLIPS: And
16 there was much discussion of
17 putting in the code where if we
18 did create the axillary dwelling
19 units, was that they could
20 couldn't be short-term rented.

21 MR. SALADINO: Well, that was
22 from the start, but --

23 DEPUTY MAYOR PHILLIPS: From
24 the start.

25 MR. SALADINO: But...

2 DEPUTY MAYOR PHILLIPS: Yes,
3 I know.

4 MR. SALADINO: There's always
5 a but. But we know that, like the
6 guy that was renting illegally for
7 ten years, that somebody is going
8 to rent that newly converted
9 garage.

10 Well, Patrick is going no, but,
11 you know, we see it every day.

12 DEPUTY MAYOR PHILLIPS: Thank
13 you, John.

14 MR. SALADINO: So, people do
15 what people do and unless there's
16 enforcement, then it becomes
17 suggestions. So, thank you.

18 DEPUTY MAYOR PHILLIPS: Thank
19 you, John. I appreciate it.

20 TRUSTEE BRENNAN: Thank you,
21 John.

22 DEPUTY MAYOR PHILLIPS: Any
23 questions?

24 TRUSTEE ROBINS: I think you
25 guys did a great job so far. Good

2 start.

3 DEPUTY MAYOR PHILLIPS: Okay,
4 all right.

5 TRUSTEE BRENNAN: I don't
6 have a question, but I just want
7 to comment on John's comments.
8 I'm not in favor of lifting the
9 zoning requirements for an
10 existing, nonconforming structure
11 if it's going to be converted into
12 an ADU. Because it's a change of
13 use at that point, right? Because
14 we don't allow living in an
15 accessory structure.

16 And I think that there should be
17 a process whereby any existing
18 nonconformity, whether it's a
19 setback or something, has to be
20 corrected or regularized. Not
21 corrected in the sense that they
22 have to move the building, but
23 they need to go through the zoning
24 process. I think it would be a
25 mistake to do away with that.

2 DEPUTY MAYOR PHILLIPS: Well,
3 that's the reason why Planning
4 Board -- Planning Board? No.
5 That's the reason why the Code
6 Committee is trying to put
7 together for the Mayor, which
8 we'll be back working on, some
9 reasons why we need to have
10 someone come take a look at the
11 Village as a whole with our lot
12 sizes and our setbacks and perhaps
13 do an inventory of things that
14 need to be looked at in that type
15 of a code.

16 Because, yes, we are concerned
17 about that, okay, but we also want
18 to not make it so stringent that
19 somebody that has a building that
20 could be converted, you know, they
21 have it on the property already,
22 we don't want to make it
23 discouraging for them to try to
24 apply to get because there is some
25 funding that's available for

2 people with ADU's through the Town
3 of Southold's housing --

4 MAYOR STUESSI: The State
5 program.

6 DEPUTY MAYOR PHILLIPS: The
7 State program --

8 MAYOR STUESSI: For the Town.

9 DEPUTY MAYOR PHILLIPS: --
10 through the Town. So there's a
11 lot of encouragement for that. So
12 that's part of the reason why
13 we're at this discussion and
14 that's the other reason why the
15 short term rental needs to get
16 settled, so that it can be clear,
17 a clear direction.

18 TRUSTEE BRENNAN: I totally
19 agree with the idea of not making
20 it too difficult, right? In other
21 words, we're not going to achieve
22 our ends here of making more
23 housing. I just think we will
24 regret not requiring zoning
25 variances for structures.

2 DEPUTY MAYOR PHILLIPS: Well,
3 I think we need the information,
4 Patrick. That's where we're at.

5 TRUSTEE ROBINS: That's only
6 for separate structures though,
7 right? Well, they're not --

8 DEPUTY MAYOR PHILLIPS:
9 Correct.

10 TRUSTEE ROBINS: -- an
11 apartment within an existing
12 house, that would be as of right.

13 TRUSTEE BRENNAN: Not in my
14 mind.

15 DEPUTY MAYOR PHILLIPS: No.

16 TRUSTEE DOUGHERTY-JOHNSON:
17 It's nonconforming already.

18 TRUSTEE BRENNAN: It's
19 nonconforming already, but I do
20 agree, if we had more information,
21 we could really determine whether
22 this is an issue or it's a
23 nonissue. It might be a small
24 thing to factor.

25 MAYOR STUESSI: Lily?

2 TRUSTEE DOUGHERTY-JOHNSON: I
3 think that sounds great. I mean,
4 I hear Patrick points, but I do
5 also think we need to strike a
6 balance between being stringent
7 and also encouraging. I do think
8 just not allowing short term
9 rentals in any ADU is -- I'm
10 totally fine with that.

11 MAYOR STUESSI: What about a
12 situation where somebody might, I
13 don't know, say it's a retired
14 person who has a larger two-story
15 house and wants to move into the
16 single floor ADU and rent out
17 their house short term with the
18 short term rental, whatever the
19 new short-term rental code is, a
20 two-week minimum?

21 TRUSTEE DOUGHERTY-JOHNSON:
22 Yeah, I mean, I guess I see the --

23 MAYOR STUESSI: I mean, they
24 could do it anyway. They could do
25 it with the regular house. It's

2 just a matter of whether you're
3 going to allow them to live in the
4 ADU.

5 TRUSTEE BRENNAN: Why
6 wouldn't you? I mean, that makes
7 sense to me that they would be
8 allowed to live in their ADU.

9 MAYOR STUESSI: That's what
10 I'm saying.

11 TRUSTEE BRENNAN: Well --

12 DEPUTY MAYOR PHILLIPS: And
13 they're on their property?

14 TRUSTEE BRENNAN: They're on
15 their property.

16 MAYOR STUESSI: Yeah.

17 TRUSTEE BRENNAN: Their needs
18 are less.

19 DEPUTY MAYOR PHILLIPS: But
20 that is a valid question.

21 MAYOR STUESSI: Yeah.

22 DEPUTY MAYOR PHILLIPS: We
23 kind of tipped around it.

24 MAYOR STUESSI: The funding
25 though, whether it's the State

2 program or potentially the Town
3 one, which isn't finalized yet, it
4 doesn't allow for short term
5 rentals if you're take funding.
6 If you did it on your own under
7 the new Village code that might
8 allow for it, unless we put
9 something in place, would need to
10 be considered.

11 TRUSTEE BRENNAN: We had also
12 talked about the idea of whether
13 any of those provisions would
14 sunset on the ADU, right?

15 DEPUTY MAYOR PHILLIPS: I
16 think there had been some
17 discussion on that.

18 TRUSTEE BRENNAN: Does the
19 State funding require --

20 DEPUTY MAYOR PHILLIPS: I
21 don't know. I haven't finished
22 reading through it.

23 TRUSTEE DOUGHERTY-JOHNSON:
24 What do you mean? What would
25 sunset?

2 TRUSTEE BRENNAN: So if
3 you're going to get funding from
4 the State to help build your ADU
5 and the Village was going to give
6 you zoning variances to allow it,
7 is that forever or does it have a
8 sunset in like ten years where
9 then you can convert it back to a
10 guest house or something. I'm not
11 advocating for it, I'm just
12 thinking.

13 MAYOR STUESSI: Yeah.

14 TRUSTEE BRENNAN: Again,
15 there's a balance in there. That
16 might incentivize some people to
17 do this --

18 MAYOR STUESSI: Right.

19 TRUSTEE BRENNAN: -- if they
20 thought they could use it
21 differently in the future, in the
22 long term.

23 DEPUTY MAYOR PHILLIPS: As I
24 said, I haven't finished reading
25 through it and I don't know if

2 it's really --

3 MAYOR STUESSI: We can find
4 out from the Town too where they
5 are on that with the CPF money
6 that goes towards the housing
7 fund.

8 All right, Mary Bess, would you
9 like to give us a run through of
10 the Downtown Overlay District that
11 the Code Committee has been
12 discussing?

13 DEPUTY MAYOR PHILLIPS: I --
14 hopefully everybody has had a
15 chance to read this. It's -- part
16 of it is trying to encourage
17 housing that would fit -- would
18 provide some type of housing down
19 street in a mixed retail and
20 multi-dwelling units.

21 Part of it is also giving a --
22 some incentives. This document
23 that you received is really a --
24 not a -- it's an overview of the
25 thought of the Code Committee.

2 It's not anything that's definite.

3 It's talking about affordable
4 units that would be affordable in
5 perpetuity with a resale
6 restriction on the base price.
7 Apartments in multi-unit buildings
8 that will be not less than
9 350 square feet. Renters and
10 owners in a multi-unit building
11 that would have to be domiciled in
12 Greenport.

13 Then it got into some of the
14 extra details as far as one
15 parking spot per apartment,
16 monthly payments that would be not
17 be in excess of 30 percent of the
18 household income. Now these are
19 numbers that are thrown out there.
20 It is not anything -- this is a
21 high level discussion of what
22 direction that the Village Board
23 is comfortable with the Code
24 Committee continuing under some of
25 these suggestions.

2 MAYOR STUESSI: Okay, so for
3 the benefit of the public who may
4 not be reading this right now and
5 anybody who is not -- who might be
6 watching, whether live or on tape.

7 DEPUTY MAYOR PHILLIPS: This
8 didn't go in the --

9 MAYOR STUESSI: No, no, it's
10 within the agenda. I was going to
11 suggest anybody can look at the
12 agenda to see it. It's titled
13 Overlay Housing District Proposal.

14 And so very simply, our Village
15 code, within the Downtown
16 District, allows for a height of
17 35 feet, but only two floors
18 within that 35 feet. There are
19 preexisting buildings that have
20 three floors within 35 feet in the
21 Village. There's a number of
22 them.

23 And so what the Code Committee
24 has recommended is an Overlay
25 District that if a building owner

2 decides to create housing on two
3 floors above their ground floor --
4 now keeping in mind there's no
5 housing allowed on the ground
6 floor within the Downtown
7 District -- that if they commit to
8 making 50 percent of the housing
9 on floors two and three, at some
10 level of affordability yet to be
11 defined, that they would have the
12 ability to have a third floor as
13 part of it.

14 DEPUTY MAYOR PHILLIPS:
15 Except for -- we do have an
16 exception here in the Commercial
17 Retail from the south side of
18 Front Street, 3rd to Main, and the
19 west side of Main Street from
20 south of Front Street. That was
21 the only cutout that was down on
22 the overlay.

23 TRUSTEE BRENNAN: And why is
24 that? Why did you put that in
25 there?

2 DEPUTY MAYOR PHILLIPS: Isn't
3 that -- that's -- isn't that
4 Mitchell Park? Not Mitchell Park.
5 I'm sorry, Patrick, it's been a
6 long day and I'm losing it.

7 TRUSTEE DOUGHERTY-JOHNSON:
8 Well, it's from the movie theater,
9 down --

10 DEPUTY MAYOR PHILLIPS: The
11 movie theater, the post office,
12 all the way down.

13 TRUSTEE DOUGHERTY-JOHNSON:
14 -- to the Bills building.

15 DEPUTY MAYOR PHILLIPS:
16 Right, it would be --

17 TRUSTEE DOUGHERTY-JOHNSON:
18 To not block the views.

19 DEPUTY MAYOR PHILLIPS: I
20 think it's --

21 MAYOR STUESSI: So there are
22 some 35-foot tall buildings that
23 exist there now including the
24 hotel, the movie theater, The
25 Harbor Front, the bookstore

2 building.

3 TRUSTEE BRENNAN: Yeah, but
4 there are also some two-story
5 buildings that could participate
6 in this if they weren't carved
7 out.

8 MAYOR STUESSI: Yes.

9 TRUSTEE BRENNAN: Yeah, when
10 I heard that, I just didn't
11 understand the purpose of carving
12 that out.

13 DEPUTY MAYOR PHILLIPS: That
14 was a discussion that was --

15 TRUSTEE BRENNAN: Okay,
16 well --

17 DEPUTY MAYOR PHILLIPS: I
18 think part of it was that was
19 trying to be cautious as to the
20 area to -- I'm sorry...

21 MAYOR STUESSI: What was
22 that, Mary Bess?

23 DEPUTY MAYOR PHILLIPS: I'm
24 sorry, I'm trying to remember why
25 they put this in here. Part of it

2 was the reason was that it's
3 across the street from the CR on
4 the other side and probably
5 dealing with a lot of the, you
6 know, not trying to block the
7 water view, -- not the water view,
8 but --

9 TRUSTEE BRENNAN: I mean, the
10 south side of Front Street is CR.
11 We changed that.

12 MAYOR STUESSI: We did,
13 correct, and in order to allow for
14 housing as part of it too.

15 DEPUTY MAYOR PHILLIPS: Yes,
16 right.

17 TRUSTEE BRENNAN: Yes. So I
18 feel like this particular
19 prohibition really favors --

20 DEPUTY MAYOR PHILLIPS: Well,
21 it was a proposal.

22 TRUSTEE BRENNAN: -- property
23 owners on the north side of the
24 street, but disadvantages property
25 owners on the south side of the

2 street.

3 DEPUTY MAYOR PHILLIPS: I was
4 going to say, it's part of the --

5 TRUSTEE DOUGHERTY-JOHNSON:
6 And we're also talking about the
7 block that's like Di Angela down
8 to Preston's, that side, right?
9 West side of Main Street, south of
10 front street?

11 TRUSTEE BRENNAN: Yeah.

12 MAYOR STUESSI: No, the west
13 side would be the opposite side of
14 the street.

15 TRUSTEE DOUGHERTY-JOHNSON:
16 Oh, okay. So the Mills building
17 down to Claudio's.

18 TRUSTEE BRENNAN: I think
19 this is very intriguing and a good
20 idea and I very much like the way
21 that you presented it, Mary Bess.

22 DEPUTY MAYOR PHILLIPS: Thank
23 you. You have to thank Deedee
24 Gordon. She and I worked on it
25 together.

2 TRUSTEE BRENNAN: Well, I
3 really appreciate it. It's very
4 clear an concise and it's a good
5 way to kick off this discussion, I
6 think.

7 DEPUTY MAYOR PHILLIPS: I'm
8 sorry, I honestly don't -- the
9 discussion with the CR, it was
10 kind of clouded in my own mind and
11 I'm sorry, I'll apologize, I just
12 don't remember why it was --

13 TRUSTEE BRENNAN: Okay.

14 DEPUTY MAYOR PHILLIPS: It
15 could have been dealing with the
16 Historic District situation
17 because that also was brought up
18 that if we're going to allow some
19 type of construction along Front
20 Street across from Mitchell Park,
21 that, since that is not in the
22 Historic District, that perhaps
23 the historic district needs to be
24 expanded to keep the Village of
25 Greenport the Village of Greenport

2 as it is and not a modernistic
3 architecture coming along, which
4 of course, rolls into what you've
5 been suggesting over the years,
6 whether the past months is
7 architectural review coming along,
8 but I think the Historic District
9 would probably be a little bit
10 more important to get established,
11 especially if anybody is
12 interested in developing it and
13 they know ahead of time that it
14 would be in the district. So
15 that's, you know, that's just one
16 thought too.

17 MAYOR STUESSI: So we, in
18 regards to that, as the Board will
19 recall, I had brought in the chair
20 of the Historic Board many months
21 back to have a conversation
22 relative to this study that was
23 done several years ago, which made
24 recommendations of including
25 virtually all of downtown and the

2 Historic District and some other
3 residential neighborhoods.

4 The Historic Committee is
5 looking at this further right now
6 and they're going to be coming and
7 to do another presentation to us
8 in the coming, likely, 60 days in
9 regards to it to discuss it
10 further.

11 DEPUTY MAYOR PHILLIPS: But
12 one of the most important points
13 in here is in both the new
14 building expansion projects, at
15 least 50 percent of the
16 residential square footage of the
17 building must be used for
18 affordable units. That's the give
19 and take for allowing for the
20 third floor. Okay?

21 And accessible to households, as
22 I said, 80 percent of the area is
23 median income or less. These are
24 numbers that aren't set in stone.
25 These were just numbers that we

2 looked up according to what's
3 going on right now. But the
4 affordable units must remain
5 affordable in perpetuity. That's
6 the most important thing is if
7 we're giving them -- if we're
8 giving them this exception, then
9 there has to be something that's
10 on the other end.

11 TRUSTEE BRENNAN: Yeah -- go
12 ahead.

13 TRUSTEE DOUGHERTY-JOHNSON: I
14 mean, I think I understand this,
15 but renters and owners of
16 multi-unit buildings must be
17 domiciled in Greenport. Meaning,
18 when you apply to rent there, you
19 must already have an existing
20 address in the Village of
21 Greenport? Like you have to be
22 currently living in the Village in
23 order to rent there?

24 DEPUTY MAYOR PHILLIPS: No.
25 I think that Greenport is your --

2 TRUSTEE BRENNAN: Your home.

3 DEPUTY MAYOR PHILLIPS: Is
4 your home. In other words, we're
5 not --

6 TRUSTEE DOUGHERTY-JOHNSON:
7 Okay, like it's not your second or
8 your --

9 MAYOR STUESSI: You can't use
10 it as a vacation or a vacation
11 home and live in Miami most of the
12 year.

13 DEPUTY MAYOR PHILLIPS:
14 Right.

15 TRUSTEE BRENNAN: The
16 50 percent affordability
17 requirement, in my understanding,
18 that would allow a third floor to
19 be market rate and a second floor
20 could be the affordable unit,
21 which would make sense.

22 MAYOR STUESSI: Correct.

23 TRUSTEE BRENNAN: Because
24 it's maybe a higher value.

25 DEPUTY MAYOR PHILLIPS: But

2 also, it also balances out the
3 economics of trying to build the
4 second -- the additional floor.

5 TRUSTEE BRENNAN: Yeah.

6 MAYOR STUESSI: Or if for
7 some reason the building
8 owner/developer thought it makes
9 sense to make floors two and three
10 on half of it duplex apartments at
11 marked rate, then the other two
12 floors, the other opposite
13 50 percent would be affordable.

14 TRUSTEE BRENNAN: So it's
15 flexible.

16 MAYOR STUESSI: Yeah.

17 TRUSTEE BRENNAN: I have a
18 question for counsel. It makes
19 sense to me that this is an
20 Overlay District because it
21 doesn't encompass all of the CR
22 and CG, just certain geographic
23 areas. But is it worth having,
24 instead of these things becoming a
25 permitted use, could we have it be

2 a special exception?

3 VILLAGE ATTORNEY STOLAR: Of
4 course, you could do it as a
5 special exception. You can also
6 consider it to be incentive
7 zoning, not necessarily overlay,
8 or some combination.

9 TRUSTEE BRENNAN: What's the
10 difference between incentive
11 zoning and overlay zone?

12 VILLAGE ATTORNEY STOLAR:
13 You're giving them an incentive.
14 You provide for period of time --
15 you could do a number of different
16 things. You could provide for a
17 period of time in which this would
18 be permitted. Incentive zoning is
19 also called bonus zoning.

20 MAYOR STUESSI: Meaning that
21 in order to incentivize people to
22 do it, it might be for the next
23 five years, not in perpetuity.

24 VILLAGE ATTORNEY STOLAR:
25 Correct.

2 MAYOR STUESSI: And then it
3 could be revisited.

4 VILLAGE ATTORNEY STOLAR:
5 Correct.

6 MAYOR STUESSI: That's an
7 interesting point because in some
8 of the Southold Town's zoning
9 update meetings, that's been a
10 discussion point is, you know, if
11 we really want to try and create
12 some of these things, we need to
13 try and incentivize people to do
14 it instead of just adopting it
15 over perpetuity and it may not
16 happen as quickly.

17 So somebody who owns, you know,
18 a building that's been there
19 forever, I think we can think of a
20 few in the Village that nothing is
21 happening with, if they knew that
22 by investing in it, within the
23 next five years they could get
24 this incentive or potentially lose
25 it, they're more likely to do

2 something within that timeframe.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 But a special exception would mean
5 the Planning Board would have to
6 grant it, right?

7 TRUSTEE BRENNAN: Right, but
8 it's an opportunity to put
9 specific conditions on -- so our
10 code currently doesn't use special
11 exceptions. We use special
12 exceptions.

13 DEPUTY MAYOR PHILLIPS:

14 Exemptions, right.

15 VILLAGE ATTORNEY STOLAR:

16 Same thing, whatever the phrase
17 is. We can call it special
18 exception, special exemptions,
19 special use permit; it all has the
20 same meaning.

21 TRUSTEE BRENNAN: I'm not
22 trying to make it more difficult
23 again. It's a sensitive area,
24 right, as far as street scape and
25 people enjoying the streets. So I

2 know we talked about different
3 ideas about setbacks on the upper
4 floor, right?

5 DEPUTY MAYOR PHILLIPS: Well,
6 that's getting -- as I said, what
7 this is here, is this is -- the
8 Code Committee and, I believe the
9 Mayor, is looking to have from
10 this Board a general consensus
11 that this idea is A positive; that
12 from a policy point of view, this
13 group is saying, go ahead and
14 continue working on it so that you
15 can get down to the actual
16 language or the language -- the
17 idea is to be put into the
18 language so that the legalese can
19 be created.

20 There's a lot to be done to it,
21 but it's probably one of those
22 ideas for housing that would
23 probably come a little bit sooner
24 than trying to do with the
25 residential Chapter 150 out into

2 the residential area. Because as
3 we said before, ADU's have a lot
4 of issues and a lot of conditions
5 and a lot of thought.

6 Where this might be a little bit
7 easier to show that we're moving
8 towards creating something. Will
9 it get done right away? We don't
10 know, but at least this Board has
11 said this is an idea that we all
12 agree on and to keep moving
13 forward.

14 TRUSTEE BRENNAN: I think
15 that makes sense. I had two other
16 questions and maybe this is a
17 question for counsel, but one of
18 the concepts here is preference
19 for local residents and workers;
20 can we do that?

21 DEPUTY MAYOR PHILLIPS: If
22 it's not federal. If it's private
23 money you can do it.

24 TRUSTEE ROBINS: -- private
25 development.

2 VILLAGE ATTORNEY STOLAR:

3 There are limitations as to what
4 you can and cannot do. We'll talk
5 about it as you move this forward.

6 TRUSTEE BRENNAN: All right.

7 And then I had one other comment.

8 In the idea of about having one
9 parking spot per apartment in new
10 builds but no, parking requirement
11 for expansions.

12 DEPUTY MAYOR PHILLIPS: It
13 was just -- it's a thought. You
14 know, it's not anything that was
15 part of the discussion. It's
16 probably something that is going
17 to come up.

18 TRUSTEE BRENNAN: Yeah. I
19 would just say be careful about
20 that because it risks having a
21 perverse incentive where people
22 try to expand projects rather than
23 building new projects when in some
24 cases the new project might be
25 better, right? That's all.

2 TRUSTEE DOUGHERTY-JOHNSON: I
3 just had a question and I promise
4 -- like actually how would this --
5 like who's going to oversee, like,
6 who's renting? You know, is this
7 the housing authority type?

8 DEPUTY MAYOR PHILLIPS: Lily,
9 that's getting into the details of
10 it. That's not what this was
11 being brought from, to just get
12 the general consensus from the
13 Board that they're comfortable
14 with the thought so that we can
15 keep progressing forward to get to
16 those discussions later on.

17 TRUSTEE DOUGHERTY-JOHNSON:
18 Okay.

19 DEPUTY MAYOR PHILLIPS: So
20 Patrick's would be a great
21 discussion, but the Code Committee
22 wants to feel that you're
23 comfortable with this, that it's
24 something that we're going to move
25 forward with and I think that's

2 what the Mayor is also looking for
3 as well.

4 TRUSTEE BRENNAN: Okay.
5 That's a good question though.

6 TRUSTEE ROBINS: It's mainly
7 a concept.

8 DEPUTY MAYOR PHILLIPS: A
9 concept.

10 TRUSTEE DOUGHERTY-JOHNSON:
11 Yeah, I mean in theory --

12 TRUSTEE ROBINS: I get that.
13 I mean, I can say and I believe
14 that, you know, I don't know what
15 kind of funding would be available
16 for people to do this. I mean,
17 building, you know, on top of
18 buildings is very expensive.
19 Construction costs are very high.

20 I don't know what kind of
21 incentives are there, are there
22 grants or anything like that
23 available? Do we have any idea
24 what can people apply for?

25 MAYOR STUESSI: Yes, I mean,

2 especially if it's historic.

3 There's significant tax breaks if
4 it's historic, which might be
5 another incentive for us to look
6 at making additional areas of the
7 Downtown Historic as part of that.
8 Now that doesn't mean if you have
9 a building it's not historic. You
10 know, it's sort of held to a
11 different standard.

12 TRUSTEE ROBINS: Right.

13 MAYOR STUESSI: But it would
14 protect the historic buildings in
15 the downtown. It might allow some
16 of them to legalize or potentially
17 build housing on the third floor
18 that might not already exist.

19 There's a number of buildings, I
20 have been in a few of them, that
21 just have attic space up there
22 that can conceivably be converted
23 into housing.

24 DEPUTY MAYOR PHILLIPS: And,
25 yes, the cost did come up in the

2 discussion. I mean --

3 TRUSTEE ROBINS: It's
4 expensive really, you know. It's
5 expensive housing that's all I'm
6 saying.

7 MAYOR STUESSI: Well, I will
8 tell you is, from somebody who's
9 spent his career developing things
10 too, being able to build floors
11 two and three, there's going to be
12 a bigger incentive and it going to
13 make more sense than building a
14 second floor likely because it's,
15 as you know, efficacy of space.

16 TRUSTEE ROBINS: I mean, you
17 go up one floor or two floors
18 there have to be sprinklers, you
19 know, there's a lot of different --

20 TRUSTEE BRENNAN: That third
21 floor, sure.

22 DEPUTY MAYOR PHILLIPS: Part
23 of the overlay is that part of it
24 is that we need to keep our
25 downtown looking like the downtown

2 Village of Greenport that we know
3 and not being created into
4 downtown Riverhead. I'm sorry.
5 You know, it's disappointing to
6 see what's happened there. Yes,
7 they need housing, don't get me
8 wrong. But I don't think our
9 Village residents want our
10 downtown to be changed that
11 dramatically.

12 But I think this gives an
13 opportunity to combine two
14 thoughts, two things that we need,
15 and still have a community that we
16 know is the Village of Greenport.

17 MAYOR STUESSI: Any other
18 thoughts on this from anybody?

19 (No response.)

20 DEPUTY MAYOR PHILLIPS: No?
21 Okay.

22 MAYOR STUESSI: John, thank
23 you for all your work on it. I
24 know you spent a lot of time on it
25 as well over many weeks. And to

2 Tricia, our Planning Board chair
3 who is not here, and Jenny Gordon,
4 who also sits on the ZBA with John
5 and Mary Bess.

6 With that, we will take public
7 comment if anybody would like to
8 speak on the record this evening
9 in regards to the earlier
10 discussion.

11 MR. KRAMER: John Kramer, 138
12 Central Avenue. Just about what
13 you're talking about, I really
14 think you should be talking to a
15 developer to find out what it
16 costs to build a second or third
17 story over Kate's Cheese Shop. I
18 think you'd be amazed how
19 expensive it would be. And I
20 think you'd save yourself a lot of
21 time by finding out it doesn't
22 make any sense.

23 I'm building stuff like this in
24 Florida and it's cheap. Up here,
25 it's amazingly expensive. And

2 especially to go over an existing
3 building. You have to re-change
4 and reinforce and redo all of
5 those brick walls. I think you
6 really ought to talk to a
7 developer and say, hey, take this
8 building and let's make believe
9 you want to do something on top.
10 How much would it be and then
11 what's affordable? And then you
12 might save yourself a lot of time.

13 So going back to the short-term
14 rentals, you're worried about
15 quality of life and erosion of the
16 one-year rentals, and the quality
17 of life issues with short term
18 rentals, are you aware that when I
19 rent an Airbnb, my host rates me
20 and I rate the host? There's a
21 system there.

22 If I go to a short-term
23 rental -- if I go to your house
24 and have 16 people and you rent it
25 to 2 and 16 people come and trash

2 your house, I will never, ever be
3 able to rent again. That's the
4 beauty of Airbnb. There's a
5 mutual rating system that prevents
6 bad behavior and that's why it
7 works. That's why it has gone all
8 over the world.

9 Because if I get a bad guest, I
10 report him. That guy is going to
11 have a hell of a time trying to
12 rent again. If I'm a bad host,
13 guess what, if I don't get five
14 stars, I get no guests. It's a
15 beautiful system. That's why you
16 have no complaints about
17 short-term rentals in the Village
18 of Greenport.

19 The system is working now.
20 You're not hearing people saying,
21 you got to shut down short-term
22 rental, everybody is trashing the
23 place, everybody is making too
24 much noise. You have never heard
25 that in any public hearing, have

2 you? You can't say yes and you
3 can't say no. I know that you
4 have never heard that. Because it
5 doesn't happen. The Airbnb system
6 prevents that. Okay?

7 If there an outlier, that's an
8 enforcement issue. You don't have
9 to shut down every short-term
10 rental in Greenport to have
11 quality of life. It's not
12 necessary.

13 You're talking about -- and,
14 again, you're operating without
15 data. And the short-term rental
16 community would love to give you
17 data. You're talking about oh,
18 should we do 2 years -- 2 months
19 or 3 months or 2 weeks or 28 days?
20 If you take anything over three
21 days away from John Kramer, I've
22 got no business. Everybody from
23 Brooklyn has to get back to work.
24 They don't have two weeks to sit
25 in Greenport. They come out for

2 Friday, Sunday; Thursday, Saturday
3 and they go back to work and
4 that's why I love short-term
5 rental.

6 Nobody is saying, I'm in and you
7 ain't getting me out. No, no, no.
8 They have to go back. So the
9 whole business is about enjoying
10 Greenport, spending money
11 downtown, and going back.

12 Basically, right now, they're
13 all from Brooklyn. Greenport is
14 the new Brooklyn annex. So when
15 you say, oh, well, let's cut them
16 a break, let's make it two weeks,
17 I'm out of business. I don't know
18 anybody that wants two weeks.
19 I've been in this business for six
20 years. Nobody has ever said oh,
21 can I stay two weeks? Never,
22 ever. There are other places to
23 go.

24 If they're going to two weeks,
25 they'll going to Barcelona. Why

2 would they go to Greenport?

3 (Laughter.)

4 (Applause.)

5 MR. KRAMER: Would you like
6 me to survey? Would you the
7 short-term rental people to survey
8 our guests and say how many people
9 who have stayed here in the last
10 year would have stayed for two
11 weeks? Would you like that
12 information? You need data. You
13 need to know what the market is.
14 There is no market.

15 Now maybe if I had a house on
16 the sound with a pool, yeah, okay
17 maybe somebody will come out for
18 two weeks. I'm renting a one
19 bedroom apartment. They're not
20 sitting. In fact, the smaller
21 one, if somebody is in there for
22 two weeks, there'd probably be a
23 homicide call.

24 (Laughter.)

25 So you're operating without

2 data. You're thinking about
3 solving all these problems and you
4 don't know what the situation is.
5 And we'll be happy to help you.
6 Just ask. But you're sitting
7 there saying, okay, we'll build a
8 third story above these places and
9 rent them affordably. It's going
10 to be -- it's not going to work
11 economically.

12 It would be like me saying --
13 legislating to you, you're a boat
14 builder and we decide we want you
15 to build boats out of like willow.
16 No more oak. We like willow.
17 Why? We don't know anything about
18 your business. You don't know
19 anything about our business and
20 you're dreaming up all of these
21 crazy parameters.

22 I would suggest that there is no
23 problem with the current
24 short-term rental situation right
25 now in Greenport. I would suggest

2 that you say, oh, the community --
3 you're worried about -- you said
4 it, Patrick, quality of life,
5 right? Quality of life. Has
6 anybody here had a quality of life
7 issue? In the how many meetings
8 have we had, not one person.

9 So you're saying, well, we hear
10 there's quality of life issues.
11 Come on, data, give us the data.
12 If you have quality of life
13 issues, then let's figure it out.
14 Is it enforcement or do we have to
15 shut down all short-term rentals?
16 Let's get data involved with this,
17 please.

18 MAYOR STUESSI: Thank you,
19 sir.

20 Dennis?

21 MR. MCMAHON: Dennis McMahon,
22 133 Central Avenue. And I live
23 across from that guy (indicating).
24 And I've been there when he's had
25 his short-term rentals and wedding

2 parties and such and the worst
3 problem for John is me. I tend to
4 be a little chatty and go
5 head-to-head with his rentals.
6 Not to make light of it.

7 It's worked out really well.
8 It's not the perfect scenario. It
9 does happen. There will be an
10 occasional person -- not in this
11 scenario, but coming home from a
12 wedding party, there's worse
13 locals than there is people coming
14 from out of town. I guarantee
15 you.

16 (Laughter.)

17 MR. MCMAHON: Short-term
18 rentals is not necessarily -- and
19 first off, God bless this Board
20 and the work that you do. Let's
21 start there. Okay?

22 You've touched on a lot of
23 stuff. I'm on overload right now,
24 just thinking in terms of all your
25 short term, long term rental

2 issues, kids, families, my own,
3 whom I -- three boys that jump
4 from street to street. I've
5 renovated house to house, dragged
6 my poor wife and children with me
7 through each and every reno. And
8 I've seen the change of Greenport.
9 I've been here since '76, okay, so
10 I've seen it happen. I've seen
11 people being pushed out. I've
12 seen people being taken care of,
13 God bless our housing department
14 cast and everybody who makes room
15 for everybody and we try to all
16 work together as a community.
17 That's what we're all about.

18 Nothing's perfect. You've got a
19 big job ahead of you. There is
20 not one -- there's not a single
21 solution to what we're talking
22 about because we're touching on
23 way too -- a lot of issues,
24 permanent housing for all the new
25 families who move in and out of

2 this community.

3 Short-term rentals, to me, does
4 not to me seem to really solve
5 anything. I don't care if you're
6 talking about two weeks or
7 two months. We're looking for a
8 community base.

9 You talk about perhaps maybe a
10 seasonal thing in regards to
11 people who are trying to rent out
12 for the weekends, which John and
13 many other people are trying to
14 do. That's -- that provides the
15 client base for our restaurants
16 and all of our shops, our downtown
17 business.

18 I know I'm jumping around here,
19 but you covered a lot of ground.
20 If I get back to it, if you're
21 talking about short term and the
22 weekend rentals, I think the
23 weekend rentals are very, very
24 important. I know there can be
25 certain scenarios where there can

2 be a problem. Again, I have more
3 problems in the past with my kids
4 coming home then I do with my
5 neighbors and/or any of the short
6 terms, but I think we can work
7 together on this.

8 I think there is a solution, but
9 I don't see the short-term rental
10 thing serving the housing issue by
11 any means and I'm just not sure
12 where it's going and what it's
13 providing for anyone. I feel
14 badly for anybody who lives next
15 to a neighbor who doesn't respect
16 them. That's a real big issue.

17 And that's sort of a personal
18 thing. I've been in that with
19 situation where I, in a former
20 home, had a mother-daughter
21 situation and we were living in
22 the front -- actually, you know
23 what, I had already moved to the
24 house next door. And the person
25 who bought the house, lived in the

2 front and rented the back. The
3 neighbor next door had taken on a
4 dog that belonged to her sister.

5 (Laughter.)

6 MR. KRAMER: She's laughing,
7 but I'm telling you what, it
8 barked from the second that that
9 person left the house until the
10 time they came home. Now that --
11 I had to actually call the police.
12 I've never done that. I've talked
13 to the person hey, it's not my
14 dog. I took over for my sister.
15 She left it with me, this and
16 that. I telling you what, that's
17 a life -- that's an issue. That
18 is real quality of life issue.

19 And you know what, I'd rather
20 have somebody, silly enough,
21 throwing up across the street on
22 the sidewalk coming home from a
23 wedding party than having that
24 barking dog for, you know, the
25 rest of my life living next door

2 to me.

3 (Laughter.)

4 MR. KRAMER: Not that that's
5 ever been the case, but I'm
6 telling you that there's worse
7 scenarios and quality of life.
8 Respect -- being a respectful
9 landlord, tenant/landlord, Airbnb
10 person, that's what it's all
11 about, you know?

12 If somebody is bad and doesn't
13 pay attention to these simple
14 issues, then you got a problem,
15 all right? So you have to then
16 open up those channels of
17 communication. You have to talk
18 to them. If they're a bit of a
19 horse's patoot, then you got an
20 issue you have to get through, you
21 have to push through. We all have
22 those little situations.

23 Just, you're doing a fantastic
24 job. You got a lot on your plate.
25 You've got a lot to consider, but

2 just getting back to that
3 short-term rental issue, I'm just
4 not, in my head, I'm not thinking
5 about it maybe enough, but I'm not
6 sure if it's solving any issues.

7 MAYOR STUESSI: Thank you for
8 your comments. Appreciate it.

9 MR. MCMAHON: Appreciate your
10 patience.

11 MAYOR STUESSI: If you'd like
12 to approach the podium, please,
13 John.

14 MR. SALADINO: John Saladino,
15 6th Street. In the interest of
16 full disclosure, I'm a member of
17 the Code Committee. The Code
18 Committee does have the data for
19 the people that might be
20 wondering. When this issue first
21 came up three or four or
22 five months ago, one of the
23 members in the audience said that
24 you guys should get reports and
25 get the data and get the true

2 story. We did.

3 We have reports from over 50
4 municipalities, 40 municipalities,
5 and the overwhelming majority of
6 those reports said -- now there's
7 two sides to the story. There's
8 two questions here, quality of
9 life and housing. The majority of
10 those reports said that short-term
11 rentals are a detriment to
12 year-round housing.

13 We can dispute that, you can
14 dispute that, you guys can dispute
15 that. There's a 50, 40, 42, 44,
16 whatever the number is, Mary Bess
17 might have the number, and they
18 were all in agreement.

19 So if we take -- if we take the
20 question -- and that was the
21 mandate that the Code Committee
22 got. How do we address year round
23 housing? So the natural extension
24 of that was to read these reports
25 and come back with some of the

2 conclusions that the Code
3 Committee came up with.

4 As far as whether it's two days
5 or two weeks or two months or
6 whatever, that's something for the
7 legislators to decide. But it's
8 undeniable that short-term rentals
9 are a detriment to year-round
10 housing.

11 The question came up, well, if
12 somebody doesn't short-term rent
13 and they convert that rental unit,
14 it won't be affordable.

15 Affordable housing, workforce
16 housing never came into the
17 conversation of the Code
18 Committee. It was always housing,
19 year-round housing.

20 Somebody might rent their
21 apartment for -- the apartment
22 that they short-term rent, they
23 might rent it for \$3,500 a month.
24 I don't think it's hard to believe
25 that there's people out there that

2 can pay \$3,500 a month. It's
3 creating a sense of community.

4 The idea was those apartments
5 probably would rent. Whoever
6 rented them, maybe a little
7 upscale, maybe not. You know,
8 let's face facts, a cop and a
9 teacher make close to \$300,000.
10 They can afford \$3,500 a month.

11 So, again, the idea behind what
12 was suggested from the Code
13 Committee about short-term rentals
14 as it related to what we're
15 talking about here tonight, was
16 housing. Not affordable housing,
17 not workforce housing, year round
18 housing. Create a sense of
19 community in the Village. Most
20 those people that rent that
21 apartment, they don't go home to
22 Brooklyn as a short-term rental
23 would. They live here now. Now
24 they join the fire department,
25 perhaps they voluntary at the

2 hospital, perhaps they volunteer
3 on the Code Committee or the
4 Zoning Board of Appeals or maybe
5 run for office.

6 It's a whole lot more in depth
7 than what we're hearing here now.
8 What we're hearing here now is,
9 how is my business effected. And
10 there's a lot more to the Village
11 than how my business here is
12 effected.

13 So what you guys do with the
14 time limit, whether it's two weeks
15 two days, two months, that's for
16 you guys to work out. But I just
17 wanted to clarify that these
18 decisions weren't arbitrary. It
19 wasn't like three jabronies
20 sitting in a room drinking Tequila
21 and coming up with crazy ideas.

22 DEPUTY MAYOR PHILLIPS:
23 Tequila? We could have used some
24 Tequila.

25 MR. SALADINO: Some days,

2 yeah. But it was well researched,
3 well thought out, discussed to
4 death, and these are the
5 conclusions that we came up with.
6 Again, we're not legislators.
7 They're the legislators. We
8 presented a draft. The
9 legislators will think what's best
10 for them as far as it relates to
11 the community, for them
12 personally, whatever, however they
13 come to their conclusions, that's
14 up to them.

15 But I did want to dispute that
16 we have no data. We have a ton of
17 data. We have, to quote some
18 president, reams and reams of
19 data, folders and folders of --

20 MAYOR STUESSI: We're not
21 going to do a back and forth.

22 MR. KRAMER: I can't ask one
23 question?

24 MAYOR STUESSI: No, no.

25 We're not going to do that

2 tonight.

3 MR. SALADINO: You can ask me
4 a question.

5 DEPUTY MAYOR PHILLIPS:
6 Outside.

7 MAYOR STUESSI: Why don't you
8 guys do that afterwards or
9 outside?

10 MR. KRAMER: How many
11 short-term rental are there --

12 MAYOR STUESSI: We're not
13 going to do this, okay.

14 MR. SALADINO: You tell me.
15 I don't know.

16 MR. KRAMER: Data, we can
17 help you with that.

18 DEPUTY MAYOR PHILLIPS:
19 John --

20 MAYOR STUESSI: John --

21 MR. SALADINO: What does it
22 matter when it comes to what I
23 just told you about? What does it
24 matter? If there's 10, that's 10
25 year-round houses, that's 10

2 year-round rental units that could
3 be placed. If it's 100, that's
4 100; if it's 2, it's 2. The
5 number of short-term rentals in
6 the Village is not part of the
7 conversation that the Code
8 Committee had.

9 MAYOR STUESSI: You can state
10 your name and address for the
11 record.

12 MR. REMPE: Sure. Rick
13 Rempe, 514 Wiggins Street. Just
14 background, I mean, born and
15 raised in Greenport. Left, went
16 to college. Couldn't get an
17 engineering job here, moved away,
18 and then came back.

19 So from my perspective -- one
20 thing I wanted to just talk about
21 history a little bit in terms of
22 one month rentals. If you look as
23 a kid growing up here in the 70's
24 and 80's there's been a paradigm
25 shift. What you had for like one

2 month or two month or seasonal
3 rentals, had to do with the fact
4 that there were mothers raising
5 kids that came out here in the
6 summertime and the fathers came
7 out on weekends.

8 So it was very, very easy to
9 acquire that one month or the
10 seasonal rental. It was almost a
11 model back in that era. That's
12 clearly not where we are today.
13 So I, you know, kind of, do agree
14 from the perspective of looking at
15 it, who's going to come to
16 Greenport for a month or whatever.

17 So let me just say from my
18 perspective. My girlfriend and I,
19 we bought a house here in 2013,
20 took five years restoring it. A
21 lot of muscle, effort went into
22 it. I have a friend here who can
23 testify what the house used to
24 look like when we were in high
25 school and what it looks like now.

2 From my perspective, and I'm
3 just going to talk about my
4 perspective, my perspective is, I
5 don't want to rent my house at
6 all. I'm here for eight months
7 out the year. I want to stay if
8 my home.

9 But the reality comes down to
10 is, I need a new roof, and I look
11 and there's things here, there's
12 things there. And it's like when
13 you start looking at all the money
14 that you have got to be sinking
15 into things, I'm looking for an
16 opportunity to get some recovery
17 on it.

18 So I'm not a person in -- you
19 know, I'm coming from a different
20 frame of other people. I don't
21 really look at making this as an
22 investment property for me to make
23 money. I'm looking for a place
24 for me to cover my nut. Because
25 if I can't cover my nut, I'm going

2 to dump the house. And when I
3 dump the house, I'm not going to
4 sell it at cheap rate. I'm going
5 to sell it to a Manhattanite
6 that's going to come out here and
7 will turn it into another zombi
8 home.

9 So from my perspective, all's
10 I'm looking at is a fair
11 opportunity for me to recover
12 money to pay our nut, pay our
13 texts, pay the improvements on the
14 property. So, you know, that's
15 why I'm coming from first and
16 foremost. I can tell you that I
17 do know people that have tried to
18 do one-month rentals. I have
19 several friends here that have
20 tried to do it and there's no
21 takers.

22 We have had a rental permit two
23 years ago. We never exercised it
24 and then this year we decided
25 we're going to exercise it. We

2 just met with Alice and got
3 re-opted in terms of getting a
4 permit and that. But so testing
5 the water in terms of putting out
6 two-weeks rentals, we're not
7 getting takers. A bunch of people
8 coming back asking us, could you
9 rent for three days? Then I think
10 we were fortunate enough to get
11 one person that said, you know,
12 could you do eight days?

13 So I'm not looking to make my
14 property into something that
15 somebody is going to be coming out
16 every other week and that, but I
17 mean, I think it's fair to me, if
18 I can get a -- I think, Kevin,
19 this is kind of what you were
20 saying. I don't know how you book
21 keep this, up with this. I don't
22 know if you can give everybody
23 deer tags or whatever, you clip
24 them and you bring it down to the
25 Village. But if I can get -- you

2 know, if I can rent my house over
3 a weekend, then I'll take two
4 weeks off. You know, I won't rent
5 it the next week if I'm going to --

6 I mean, the other thing in terms
7 of quality of life and people. I
8 mean, my girlfriend and I going
9 through the house and trying to do
10 a lot of things we have been doing
11 over the last week. We've already
12 drafted sort of the entry thing of
13 what we're going to give to
14 anybody that rents.

15 It's basically going to say,
16 respect our neighbors, do this,
17 here's the emergency numbers. If
18 you need a taxi, here's this; call
19 this; do this. We're going to be
20 responsible about renting it. I
21 have no desire to get some yahoo
22 in my house after all the work I
23 put into it to destroy the damn
24 place, but I also need a little
25 bit of flexibility to cover my

2 nut.

3 So that's where I'm coming from
4 and, you know, everybody's got
5 different reasons why they want to
6 be here and do what they want to
7 do. All's I want to do is to make
8 some money to recover and to keep
9 my property so it's not
10 over-leveraging me. Thank you for
11 your time.

12 MAYOR STUESSI: Thank you,
13 sir.

14 (Applause.)

15 MAYOR STUESSI: Is there
16 anybody else?

17 MR. WINKLER: Yeah. John
18 Winkler, 175 5th Street. Marissa
19 and I probably have been doing
20 short-term rentals probably longer
21 than anybody here. Since 2009
22 we've been renting our second
23 floor apartment. And I'm a little
24 confused about the last short-term
25 rental code change that we did a

2 few years ago.

3 I don't know what the problems
4 were that people who weren't
5 owner/occupied were able to rent
6 their homes short term. I don't
7 know where the problem was, in the
8 way the code was written.

9 But I don't think we should
10 throw the baby out with the bath
11 water. Maybe we could adjust the
12 existing code that we have and fix
13 the problems that were in it that
14 caused the problem. From what I
15 saw, it was enforcement was the
16 problem. Nobody was enforcing it
17 so people were just doing it.

18 So what happens is is that the
19 people that have been following
20 the rules, owner/occupied, if you
21 can't use that term, owner living
22 there, I would change the fact
23 that you can have a manager there,
24 take that out of the code, okay?

25 It has to be an owner on the

2 premises. I would fix the
3 problems on the long -- on the
4 14-day -- the unoccupied owner
5 properties that are doing it
6 illegally, technically.

7 And also, you're coming up with
8 some good ideas and I appreciate
9 all the discussion you're having.
10 To rent one room for a family who
11 comes out here with their two
12 kids, that's the clientele we get.
13 Okay? Four people, okay, so you
14 can't put them in one room. You
15 know, the kids want come out here,
16 they want carousel, go on the
17 train. You can't just limit it to
18 one room and two people, you know?
19 Families can't afford to go to a
20 hotel and rent two rooms or be all
21 in the same room together.

22 So I think you have to be a
23 little bit more flexible with
24 that. I think that would only be
25 fair just to think of the families

2 that want to come out here.

3 We've had clients from Isle of
4 Man, we've had clients from
5 Switzerland, Germany, everywhere,
6 all over the world.

7 MAYOR STUESSI: So not just
8 Brooklyn?

9 MR. WINKLER: Not just
10 Brooklyn. Not so much this year
11 though. Our listing is down, I'd
12 say, 50 percent this year. The
13 economy stinks and we contribute
14 to the economy of the Village. My
15 guests go to the restaurants, buy
16 stuff in the stores, go to the
17 movies. They spend money here
18 when they come.

19 So keep that in mind that we are
20 providing a service to the Village
21 as far as the economy, having
22 people discover Greenport, maybe
23 even buy a house here. Maybe they
24 love it so much that they buy a
25 home here, which has happened.

2 COVID created a situation that
3 we never thought we would see.
4 The values of the houses in this
5 Village increased so fast, so
6 much. It's unfortunate, but I
7 don't think limiting -- having
8 restrictions on short-terms, I'm
9 all for it, but I don't think we
10 should throw the baby out with the
11 bath water.

12 I think it might be simple, take
13 the existing code and fix it where
14 you had the problems. I don't
15 know what the problems were. Mary
16 Bess, you said it was a disaster.
17 Where was the disaster, I don't
18 know, but I think it was the
19 enforcement was the main problem.

20 Thank you for your time. You
21 guys are working really hard.

22 Thank you.

23 (Applause.)

24 MAYOR STUESSI: Is there
25 anybody else who would like to

2 speak before we close the meeting?

3 MS. WADE: Thank you. I'm
4 sorry to bother you. I e-mail you
5 and give you ideas and I'm sure,
6 you know, I don't mean to be
7 redundant, but --

8 VILLAGE CLERK HALL: Your
9 name.

10 MS. WADE: Randy Wade, 6th
11 Street, Greenport. I don't know
12 what code you were talking about
13 tonight. Was it what was on the
14 website?

15 MAYOR STUESSI: We were
16 following up on a prior
17 discussion.

18 MS. WADE: But --

19 MAYOR STUESSI: We don't have
20 a draft code that we are
21 considering publicly yet.

22 MS. WADE: Okay.

23 MAYOR STUESSI: We're talking
24 about what we're going to draft
25 and then we'll hold a true public

2 hearing for it. This is not a
3 public hearing.

4 MS. WADE: Okay. It's just
5 my comments would be better
6 informed if you put on the website
7 with a big draft on it. And you
8 would say, under discussion --

9 MAYOR STUESSI: But we don't
10 have draft code yet is what I'm
11 saying.

12 MS. WADE: But you all were
13 talking about something you looked
14 at on paper. So that's why -- I'm
15 just -- you don't have to do it.
16 I'm just giving you a suggestion.

17 The one that was from before did
18 have new criteria for evidence of
19 a violation, right? And so that
20 seems like that will help with
21 enforcement. They have things in
22 there that were not in there
23 before. I just feel like nuance
24 is possible and I mentioned to
25 somebody who is on the Code

2 Committee, but not here about my
3 suggestions that I sent you
4 before, that there should be four
5 tiers.

6 And just so that other people
7 are listening, tier one would
8 be -- and you'd need a permit for
9 each of these four tiers. San
10 Diego does four tiers. I know
11 it's a bigger town, but still.
12 You could rent for two weeks. If
13 it was your own home and you want
14 to go on vacation, you could do
15 that with a permit.

16 Number two, if you had one or
17 two bedrooms in your home that you
18 have wanted to rent, and
19 bathrooms, you could do that. But
20 then there would be two tiers,
21 three and four, that would have a
22 quota. And you would say, we have
23 40 or 50 houses we're going to
24 allow in this quota because we
25 think it's better to have our

2 visitors stay amongst the
3 community, become part of the
4 community, and -- rather than just
5 adding hotel rooms, anonymous
6 hotel rooms.

7 It's the kind of community we
8 want to have. We know we're a
9 tourist community. We'd like our
10 guests to be spread out in the
11 community. But that's where I'm
12 getting into nuance. You would
13 have things like, you couldn't
14 have any closer than 500 feet or
15 750 feet, whatever the thing is,
16 so that each block is not
17 inundated.

18 Tier three, by the way, is a
19 house where the owner of the house
20 could only have one AirnB --
21 Airbnb within, you know, so many
22 miles and would have to live in a
23 -- nearby or either in the house
24 so that they could get there.

25 And tier four would be, it's in

2 a commercial zone, but it's not a
3 retail corridor and it's never
4 been used as a residence. Because
5 honestly, John is right, Airbnb's
6 have devastated the rental market.
7 You go up Main Street and a lot of
8 rentals used to be on Main Street
9 and now there's very few compared
10 to what there used to be.

11 So that's why I'm saying don't
12 try to do these regulations that
13 blanket the whole town to turn
14 everything into year-round
15 rentals. Let everybody have a
16 two-week rental and say, have a
17 quota for short-term rentals that
18 are legitimately short-term
19 rental, what the market is, which
20 is a few days, a couple days, or
21 whatever, but have a quota.

22 And take the first ones to apply
23 for this, however many, 50 or 60.
24 Have them be people who are
25 already legal now according to the

2 current law, and then if there's
3 more room, add on. And if you get
4 a lot more applications, maybe do
5 some kind of lottery system or
6 look at the Village and decide if,
7 you know, what the appropriate
8 number is. There is some number
9 that is going to feel right to
10 everybody and you're right, we
11 don't know exactly how many there
12 are now.

13 When you suggested that an
14 Airbnb should be two weeks a year
15 except for maybe six weekends
16 where it's a weekend, first of all
17 I think too that would be super
18 confusing to enforce for an
19 enforcement officer.

20 But second of all, San Diego
21 does -- if you get one of these
22 special permits, which is a
23 special thing, you have to be
24 renting it 90 days. You have to
25 be serving the community by

2 providing a place for visitors to
3 stay. You can't let it languish,
4 which a lot of people do now also.
5 They may get a rental permit and
6 not use it, as somebody just said,
7 for a couple of years.

8 So nuance, I feel like you can
9 solve a lot of problems, meet a
10 lot of different needs if you
11 consider all of these needs.
12 Like, I love traveling and staying
13 in an Airbnb, but I don't want to
14 stay in a community that's overrun
15 with tourists. I want to feel
16 like I'm living there. And I
17 think we can give that opportunity
18 to our visitors. Anyway, thanks
19 for listening.

20 TRUSTEE BRENNAN: Thank you.

21 (Applause.)

22 MAYOR STUESSI: Is there
23 anybody else who would like to
24 speak?

25 MR. BUCHANAN: Hi. Shawn

2 Buchanan, Second Street. I just
3 want to talk about Airbnb from my
4 perspective. I really discovered
5 this town staying here one time in
6 an Airbnb. I fell in love with
7 it. I moved here. I bought a
8 notorious Airbnb, which all of my
9 neighbors hated.

10 And at different times in my
11 life when I wasn't working, since
12 I've lived here, that has been a
13 way for me to pay the bills, be
14 more active in the fire
15 department, be here to serve on
16 the Planning Board, and really be
17 a part of the community.

18 And I think that the current way
19 that the code is written where you
20 can rent 1 day or 14 days within
21 that period of time, you all see
22 me. I'm here all the time. So
23 there is so little impact.

24 Whenever I have somebody, my
25 neighbors get text from me that

2 there will be people there. There
3 are very vetted conversations that
4 has never been a problem.

5 You all know there's another
6 issue that we've talked about
7 asking your help with as far as
8 like, quality of life and it's not
9 been addressed. I don't want to
10 go down that path, but I would
11 just say, Candace, your aunt and
12 uncle, love them, they're here
13 right now. It's amazing to have
14 them back. They're no longer
15 renting their place because of the
16 changes in the code and we're
17 going to lose those wonderful
18 members of this community because
19 they can't keep their house here
20 now, as you've shared with me.
21 And that's heartbreaking to me
22 because these are people who've
23 been here for ever and ever and
24 ever. And every time I see them,
25 I'm just, I'm so happy to have

2 them back.

3 So, you know, sort of in closing
4 with this, I think that it's
5 really -- maybe there's something
6 that we can do in the same way
7 that you can put this
8 entertainment permit in place and
9 people who are renting, whether
10 short term or long term, there has
11 to be something like that with
12 this mechanism that can really
13 look at so that it also makes it
14 easier on law enforcement.

15 Because I think there has been
16 so many different idea and there's
17 been so much work and so many
18 conversations, but truly we have
19 to look out for the people who are
20 bad and try to encourage them to
21 either be better members of the
22 community or be better or just not
23 allow them to do it.

24 But I do think for those of us
25 who've had to do it at different

2 times and it's kept us here,
3 knowing how difficult it is to
4 stay in this community and on the
5 North Fork, I just, I would hope
6 that you could be a little bit
7 sensitive to that as well. So
8 that's my stance on this. Thank
9 you.

10 (Applause.)

11 MAYOR STUESSI: Thank you.

12 TRUSTEE BRENNAN: Thank you.

13 (Applause.)

14 MAYOR STUESSI: Is there
15 anybody else who would like to
16 speak?

17 (No response.)

18 MAYOR STUESSI: Okay, with
19 that I'll make a motion to --

20 MS. GULLEY: I'll say
21 something really fast.

22 MAYOR STUESSI: Pardon me?

23 MS. GULLEY: I'll say
24 something really fast.

25 MAYOR STUESSI: You want to

2 speak?

3 MS. GULLEY: Yeah, yeah.

4 MAYOR STUESSI: Please. Go
5 to the podium.

6 MS. GULLEY: Hillary Gulley,
7 451 6th Street. I'll keep this
8 really short. I just had a little
9 idea about renting a room in a
10 house. I know you guys are -- you
11 know, I've spoken at length about
12 everything else and you have heard
13 my voice enough.

14 So I will tell you I know that
15 you are concerned about
16 enforcement with renting a room in
17 a house. You're concerned about
18 the owner not being present. I
19 called various communities around
20 the country to get their take on
21 this. Many of them have said that
22 they -- when they changed their
23 laws, they weren't really that
24 concerned with renting a room in a
25 house. It has not been a hard

2 thing to enforce. They all
3 allowed the rental -- a short term
4 rental room in a house, but they
5 all, kind of, did it slightly
6 differently.

7 The prevailing thing, I think,
8 is that if you think about the way
9 Airbnb works like as a platform,
10 you know, I think some of these
11 laws have been drafted on the
12 basis of like it's easy to search
13 for illegal renters -- rentals on
14 the basis of the number of days
15 that things are being rented.

16 But I think you can also look at
17 the number of occupants, right?
18 So if somebody has a permit and if
19 somebody has gone into, you know,
20 Village Hall and gotten a permit
21 to rent a room in their house and
22 they've shown proof of residency
23 or whatever you would like them to
24 do and shown proof that they live
25 in the house, I think it's

2 reasonable to say, you know, no
3 more than two occupants can be --
4 a capacity of no more than two
5 occupants can be advertised.
6 Because at that point you know
7 that if they're renting a room in
8 their house and they're
9 advertising that they can sleep
10 five people, there's obviously
11 something up there, right?

12 And then I think also -- yeah,
13 the at that point, if you really
14 are renting just to two people at
15 a time, the model doesn't really
16 work out where you are able to
17 like be absent and pay for
18 somebody to turn over all those
19 people, right? It's like, you're
20 not going to pay for cleaners.
21 It's a very, sort of, casual DIY,
22 sort of, like very intimate way of
23 hosting and you are going to want
24 to be there.

25 I think in maybe six years James

2 and I have been away when we've
3 had renters, maybe two or three
4 times. And each time we have done
5 that -- and I'm talking about two
6 or three nights, and we didn't
7 feel good about it.

8 So it's just, if it really is
9 your home and you are renting a
10 room in it, you're not going to be
11 away, you know? So that's all I
12 have to say about that. Thanks.

13 TRUSTEE BRENNAN: Thank you.

14 (Applause.)

15 MAYOR STUESSI: All right, I
16 want to thank everybody for being
17 here this evening. A lot was
18 discussed. A lot of input and we
19 appreciate it. Thank you to the
20 Board for all the discussion this
21 evening and especially to the Code
22 Committee as well. I think it's
23 important for everybody in the
24 community to realize that the
25 committees and those that serve on

2 our Planning Department, ZBA, fire
3 department, they're all
4 volunteers. It's a lot of work
5 and we appreciate.

6 With that, I'll make a motion to
7 close the meeting. Do I have a
8 second?

9 TRUSTEE DOUGHERTY-JOHNSON:
10 Second.

11 MAYOR STUESSI: All in favor?

12 (Chorus of "ayes".)

13 MAYOR STUESSI: The meeting
14 is closed. Thank you.

15 (Whereupon, the meeting was
16 adjourned at 8:08 p.m.)

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

I, REBECCA WOOD, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

THAT the above and foregoing contains a true and correct transcription of the proceedings.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of August, 2024.



REBECCA WOOD