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

Station One Firehouse  
Third and South Streets  
Greenport, New York 11944  
July 25, 2024  
6:00 p.m.

B E F O R E:  
KEVIN STUESSI - MAYOR  
MARY BESS PHILLIPS - DEPUTY MAYOR/TRUSTEE  
PATRICK BRENNAN - TRUSTEE  
LILY DOUGHERTY-JOHNSON - TRUSTEE  
JULIA ROBINS - TRUSTEE  
  
JARED KASSCHAU - VILLAGE ATTORNEY  
CANDACE HALL - VILLAGE CLERK  
ADAM BRAUTIGAM - VILLAGE TREASURER

1 (The Meeting was Called to Order at 6 p.m.)

2 MAYOR STUESSI: I make a motion to open the  
3 July 25th Regular Meeting of the Board of Trustees.  
4 May I have a second?

5 TRUSTEE PHILLIPS: Second.

6 MAYOR STUESSI: All in favor?

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE BRENNAN: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE DOUGHERTY-JOHNSON: Aye.

11 MAYOR STUESSI: Aye. Motion carries.

12 Please stand for the Pledge of Allegiance.

13 (Pledge of Allegiance)

14 MAYOR STUESSI: If you could please stay  
15 standing for a moment of silence for the following  
16 Greenport Villagers: Sylvia Ann Ebert, Janice M.  
17 Strickland, Carolyn Q. Murray, Rosa Maria Decarvalho  
18 Ross, and Adrienne T. Garcia.

19 (Moment of Silence)

20 MAYOR STUESSI: Please be seated. I have a  
21 few announcements this evening. The first one is  
22 that the Board of Trustees of the Village of  
23 Greenport will be joining the Southold Town Board  
24 for a joint Work Session this coming Tuesday,  
25 July 30th, at 9 a.m., at Southold Town Hall.

1           Second one is the North Ferry Terminal bid.  
2           The Village is accepting sealed bids in the  
3           Clerk's Office at Village Hall through August 1st,  
4           2024 at 10:30 a.m.

5           And then the third item, a special thanks to  
6           Clerk Candace and team. The Village of Greenport  
7           website now has a section with a variety of  
8           frequently used forms and applications translated  
9           into Spanish.

10          First up on the agenda after that, we have a  
11          presentation from Chris Reino of Cullen & Danowski.  
12          If you could please approach the podium and state  
13          your name and address for the record, and here to  
14          listen. Thank you.

15          MR. REINO: All right. Can you hear me? Is  
16          it on?

17          MAYOR STUESSI: Yes.

18          TRUSTEE BRENNAN: Yes.

19          MR. REINO: Okay, good. All right. My name  
20          is Chris Reino. I'm with the firm of Cullen & Danowski.  
21          We're located at 1650 Route 112 in Port Jefferson  
22          Station. I am known as your external auditor. I'm  
23          hired primarily by the Board to render an opinion  
24          on your financial statements, that they're relatively  
25          free of material misstatements.

1           Just a background on the firm. We have eight  
2 partners. I think we started in 1971. I've been  
3 with the firm 35-and-a-half years, and this is year  
4 three being the Village auditor for the Village of  
5 Greenport, okay? So I'm here to present the prior  
6 year audit, which is May 31st of 2023. We're  
7 already about to commence the audit for this  
8 upcoming year.

9           So last year, when we completed the audit, we  
10 issued a number of reports. I re-forwarded it to  
11 Adam today, just in case some people didn't have  
12 copies. What we have is a -- you know, it's a  
13 bound report and it's a, it's a, it's a thick  
14 report, it's your financial statements.

15           We also issued a communication to the Board  
16 where we say if we have any difficulties in the  
17 audit in whatever our journal entries were. No  
18 difficulties. Journal entries are attached.

19           There's another report, because what we do is  
20 there's two letters within the financial statements.  
21 The first letter in the front is to rendering an  
22 opinion on financial statements, where we talk  
23 about the opinions on the financials themselves.  
24 But being that you have so much Federal Aid, we  
25 have to also require to do what's called a

1 Yellow Book audit, which is on internal -- you  
2 know, reporting on the internal controls of your  
3 financial reporting in compliance with grants. And,  
4 you know, there is where we cite significant  
5 deficiencies and material weaknesses required by  
6 government auditing standards.

7           You do not have any significant deficiencies  
8 or material weaknesses. Examples would be like  
9 closing the books, inadequate capital fixed asset  
10 records, so you have none of those. So that would  
11 warrant another letter, and there would be comments  
12 within the financial statements in that opinion, so  
13 that's a clean opinion.

14           Now, above and beyond that, what's not a  
15 significant deficiency or material weakness, we  
16 also look at the controller's reports and try to  
17 keep everybody ahead of the curve, so we issue a  
18 management letter, which is just recommendations to  
19 the Board.

20           When we first did our first audit three years  
21 ago, we only had three comments, which we have  
22 addressed in the thing. There has been no  
23 additional comments since then, so that's, you know,  
24 good.

25           And then the last report is known as your

1 Federal single audit, and with that, that's  
2 specific to the grants, and then we have to,  
3 you know, look at your Federal Aid and do specific  
4 compliance testing with that, and we have no  
5 findings, so that's fine. Did you want me to go to  
6 the numbers at all or --

7 MAYOR STUESSI: I don't think so, unless  
8 anybody on the Board is requesting that. We've all  
9 had this for a bit of time now, and I believe  
10 everybody's reviewed it, correct?

11 MR. REINO: Yeah.

12 TRUSTEE PHILLIPS: Yeah. No, I've reviewed  
13 it --

14 MAYOR STUESSI: Yeah.

15 TRUSTEE PHILLIPS: -- a couple of times.

16 MR. REINO: Yeah, because you're in good  
17 financial condition. You created, I think four  
18 years ago, a capital reserve in the General Fund,  
19 which is known as Fire Apparatus, and you've been  
20 building on that. You know, you still have a  
21 positive, you know, unassigned fund balance, which  
22 is what's left over. You're about 22% of next  
23 year's budget, which is a solid, good number. The  
24 Comptroller would look at that and say you're,  
25 you know, fiscally sound, so that's a plus. And

1 so, anyway, you know, things are good.

2 And we are scheduled -- you know, we wait  
3 until the Electric Fund is audited by the firm an  
4 all that specialized in that, and then once they're  
5 done, we're scheduled to come, I think, October  
6 21st, or whatever, and that we -- right after the  
7 15th, and we'll be commencing the '24 audit and  
8 working with Adam.

9 MAYOR STUESSI: Adam, anything to add to this  
10 before the Board asks some questions, if they have  
11 any?

12 TREASURER BRAUTIGAM: Not specifically. I  
13 just want to make the public aware that the audit  
14 reports that Mr. Reino was referring to are  
15 available on our Village website for the public to  
16 view.

17 MAYOR STUESSI: Any questions or comments  
18 from anybody on the Board?

19 TRUSTEE PHILLIPS: I did notice that in one  
20 of the comments in your management letter, you were  
21 discussing about us taking the opportunity to  
22 probably do a full assessment of our assets.

23 MR. REINO: Yes.

24 TRUSTEE PHILLIPS: Which I think -- could you  
25 just kind of go a little bit further on that?

1 Because I do look at the asset report when it  
2 comes.

3 MR. REINO: Right.

4 TRUSTEE PHILLIPS: And I noticed some outdated  
5 things on it, so --

6 MR. REINO: Exactly. Yeah, that was -- that  
7 was the original -- when we first came here, we had  
8 the comment, because, you know, you're not working  
9 with an outside appraisal company. Basically,  
10 it's -- you know, it's an internal spread sheet,  
11 which, you know, we've been assisting and updating,  
12 as the prior auditors were doing. And we highly  
13 recommend that you contact -- you know, I have, I  
14 have a list of different, you know, vendors that do  
15 that and I can provide that to Adam. And, you know,  
16 there's two, you know, benefits to it. You know,  
17 one, you know, you have control over your assets,  
18 and also for insurance purposes.

19 TRUSTEE PHILLIPS: Right.

20 MR. REINO: So, you know, and we always  
21 recommend two different thresholds, like maybe 500  
22 for insurance purposes, but financial reporting,  
23 maybe make it 1,000, 5,000. You know, it's just  
24 for -- you know, just to keep it a little more  
25 simple as far as, you know, financial reporting.



1 But, yeah, it's highly recommended. We have a  
2 couple of -- you know, I know a couple of villages  
3 out there that don't even have a record.

4 TRUSTEE PHILLIPS: An asset report? Okay.

5 MR. REINO: You know, so --

6 MAYOR STUESSI: Yeah, the Treasurer had  
7 suggested doing that as well.

8 MR. REINO: Yeah, so --

9 TRUSTEE PHILLIPS: And on the inventory, I  
10 think that's an inhouse thing.

11 MR. REINO: Yeah, right.

12 TRUSTEE PHILLIPS: They need to fix that.  
13 But getting on to contracts and policies, were you  
14 making some type of a recommendation to dealing  
15 with professional services with contracts, or were  
16 you finding things were kind of -- why did that  
17 come up?

18 MR. REINO: No, no, it's not required, but  
19 the -- you know, the Comptroller hones in on that,  
20 that you, you know, have, you know, contracts and  
21 have them updated, because, you know, one of the  
22 contracts that we were looking at that's in --  
23 you know, more of a rental agreement, you know, was  
24 dated a long time ago. But it's good to have  
25 contracts in place, that's basically what we're

1 saying. So it's not required, so it's not like  
2 you're in any kind of violation of --

3 TRUSTEE PHILLIPS: Well, that's correct.

4 MR. REINO: -- anything, so, you know.

5 TRUSTEE PHILLIPS: Because I know the  
6 Comptroller, New York State Comptroller recommends  
7 them, but --

8 MR. REINO: Right.

9 TRUSTEE PHILLIPS: -- that's the reason why I  
10 was wondering why it was in there because of that.

11 MR. REINO: Because the Comptroller looks at  
12 it to see --

13 TRUSTEE PHILLIPS: Oh, okay.

14 TRUSTEE PHILLIPS: -- if it -- or it would  
15 have been a significant deficiency or material  
16 weakness if it had been a problem in a different  
17 letter.

18 TRUSTEE PHILLIPS: Okay.

19 MR. REINO: That's what I was saying, these  
20 are just recommendations when we came aboard and  
21 said, you know, it would be good for inventory  
22 control with the contracts, and to get a full-blown  
23 appraisal on your assets to have control of what  
24 you have here in the Village.

25 TRUSTEE PHILLIPS: Okay.

1 TRUSTEE BRENNAN: The contract that you're  
2 referring to, is that the communication tower, the  
3 one from 1999?

4 TRUSTEE PHILLIPS: Yeah, that, that --

5 MR. REINO: Well, yeah, that's the --

6 TRUSTEE PHILLIPS: That's one of them, yeah.

7 MR. REINO: Yeah, that's one of them, right.

8 TRUSTEE ROBINS: You have several on there,  
9 right?

10 MR. REINO: Because what we do -- you know,  
11 what happened was there's a new GASB, which is  
12 Governmental Accounting Standards Board, No. 87,  
13 and it has to do with leases. So now we have to do  
14 extensive work on leases and certain reporting  
15 requirements within the financial statements. So  
16 when we looked at these contracts to tie the  
17 contracts to the payments, that's where there was  
18 like a little disconnect, so it's good to have  
19 current contracts in place.

20 TRUSTEE PHILLIPS: Okay. Thank you.

21 MR. REINO: That's how, that's how it came  
22 about.

23 TRUSTEE PHILLIPS: That -- okay. Thank you,  
24 I appreciate that.

25 MR. REINO: No problem.

1 TRUSTEE BRENNAN: You mentioned leases. Is  
2 there something specific that you're referring to  
3 on the --

4 MR. REINO: No, no, in just -- no, in  
5 general. If you have a commitment that's more than  
6 a year, it's supposed to be in place, be it  
7 collecting rents or paying, you know, certain  
8 vendors for, you know, equipment, or whatever,  
9 those are required to be reported on the GASB for  
10 your financial statements.

11 TRUSTEE BRENNAN: You also -- thank you. You  
12 also mentioned the three comments that survived  
13 from the prior year audit, I believe.

14 MR. REINO: Yeah, those are the three.

15 TRUSTEE PHILLIPS: That's the three.

16 MR. REINO: We haven't had -- if you see the  
17 letter, it says, "Current Year Comments," there's  
18 no current comments to note. It's basically when  
19 we first came aboard three years ago, we had these  
20 three comments. It's just a matter of just  
21 addressing those. But, you know, there's been  
22 turnaround in the Treasurer's Office, so, you know,  
23 we haven't -- you know, so now we've got Adam in  
24 place and we're working with him to get this in  
25 order, because I know he's working on the leases

1 already, so okay.

2 MAYOR STUESSI: Anybody else?

3 TRUSTEE DOUGHERTY-JOHNSON: (Shook Head No).

4 MAYOR STUESSI: No. Thank you for being here  
5 this evening.

6 MR. REINO: Okay, no problem. Nice to meet  
7 you. Take care.

8 MAYOR STUESSI: With that, we will open it up  
9 for the public to address the Board on anything on  
10 the agenda. Is there anybody that would like to  
11 speak?

12 ATTORNEY KASSCHAU: Mayor, I'm sorry to  
13 interject. The Board may want to move to adopt or  
14 accept the report that Cullen & Danowski prepared  
15 for you.

16 MAYOR STUESSI: Okay. We'll do that as part  
17 of the later agenda.

18 ATTORNEY KASSCHAU: Okay.

19 MAYOR STUESSI: Thank you.

20 MS. WINKLER: Hello, everyone. My name is  
21 Maritza Winkler. I'm at 175 5th Street. And I was  
22 very happy to see on the agenda the -- one of the  
23 first resolutions about the trial hump placement on  
24 5th Street. And many of us, I see many neighbors  
25 here, who've had a front row seat to this dangerous

1 and longstanding -- a few years, I guess, since --  
2 sometimes I think you have to be careful what you  
3 wish for, because we had a bumpy road, and then we  
4 had that road paved, and it just seems like since  
5 it's been paved, it's been discovered for speeding.  
6 So this has been going on some time. But everyday  
7 moments of kids on bikes, and people backing out of  
8 driveways, and walking your dog are risky in our  
9 neighborhood.

10 So I'm hopeful that -- and I do want to say  
11 thank you to the Southold Police Department for  
12 stepping it up, and stepping up surveillance and  
13 enforcement, but, regrettably, it's still not  
14 enough. We still hear it. We still are anxious  
15 about something serious happening. And I'm hopeful  
16 that we will find the will to act with sufficient  
17 action to possibly solve the problem. So I'll  
18 leave it there.

19 Thank you to my neighbors, also, who have  
20 been very persistent through the years to sound the  
21 alarm. So I'm hoping that we will not be that  
22 community, that, despite the extensive alarms from  
23 citizens, just did not have the will to do what's  
24 necessary. Thank you.

25 (Applause)

1 MR. TOBIN: Hi. I'm Roric Tobin, 172  
2 5th Street. I would like first to thank the Board  
3 for putting in the stop sign coming the other way  
4 from the park, I think that has helped. And, also,  
5 thank the Southold Police Department for -- they  
6 are there, they -- I've seen them pulling people  
7 over. It is helping somewhat, but they obviously  
8 have other things to do and cannot be there full  
9 time.

10 So I want to just voice my support for the  
11 speed bump, I think it's a good idea, it will help.  
12 A lot of these cars are low-ride cars that are  
13 speeding there and I think that that will deter  
14 them. And it's not just a quality of life issue.  
15 Of course, it annoys us when these cars speed down  
16 the road, but, as Maritza said, it's a -- it's an  
17 actual like peril-of-life issue. We've got all of  
18 the kids going to the park, it's summer, they're  
19 not always on the sidewalk. I've seen them,  
20 personally, I've seen them like drop a ball and go  
21 for it without looking. The speeding is a very  
22 serious risk. And so I just want to voice my full  
23 support and hope that you decide to put this in.  
24 Thank you.

25 (Applause)

1 MAYOR STUESSI: Is there anybody else?

2 MR. WINKLER: John Winkler, 175 5th Street.  
3 I'm in solidarity with my neighbors about the speed  
4 bump. I sort of have had some questions on -- when  
5 you say temporary speed bump, is this something  
6 that's going to be like blacktop or something, or  
7 is it a rubber?

8 MAYOR STUESSI: No, no, it's not temporary,  
9 it would be a trial --

10 MR. WINKLER: A trial.

11 MAYOR STUESSI: -- speed hump.

12 MR. WINKLER: Okay.

13 MAYOR STUESSI: Again, to clarify the  
14 difference between a hump and a bump, a bump is  
15 what's in a parking lot that is narrower and  
16 taller.

17 MR. WINKLER: Right.

18 MAYOR STUESSI: A speed hump is wider and  
19 lower --

20 MR. WINKLER: Okay.

21 MAYOR STUESSI: -- which is utilized in zones  
22 that are at a 25 mile an hour speed, which is what  
23 we have in the neighborhoods. As you probably  
24 recall, this Village Board voted to lower the speed  
25 limit in the neighborhoods of Greenport, I think



1 it's been about three months now maybe, from 30 to  
2 25. Historically, the speed limit in the Village  
3 has been 25 on Front and Main, but the rest of the  
4 Village was 30 miles an hour, so that's now been  
5 changed. And then, as you're also aware and was  
6 just mentioned, we added that additional stop sign  
7 down there, too.

8 MR. WINKLER: Yes, thank you. You had --

9 MAYOR STUESSI: So this would be a -- it  
10 would be a, call it permanent installation that  
11 would be put in subject to our engineer placing  
12 exactly where it goes. They've said there would be  
13 one located between Clark and Johnson. This is the  
14 same engineering company that has done close to 20  
15 of them on the south side in both the Village of  
16 East Hampton and in Sagaponack, and would be,  
17 you know, measured for the width of the street at  
18 whichever point it needs to be placed.

19 MR. WINKLER: And that price of 13 and change  
20 includes signage?

21 MAYOR STUESSI: Yes. So that's --

22 MR. WINKLER: And whatever --

23 MAYOR STUESSI: That's an estimate based  
24 upon -- so it's a County contracted rate that we  
25 pay for these type of things. And what's been paid

1 out in similar communities of the same contract is  
2 anywhere from 9 to \$13,000 for the signage, because  
3 it requires signage, and then the actual hump  
4 itself.

5 MR. WINKLER: Okay. But, again, I thank you  
6 guys for working on this, and maybe you could make  
7 something happen. Thank you.

8 MAYOR STUESSI: You're welcome.

9 (Applause)

10 MR. WILLIAMS: Good evening. I'm John D.  
11 Williams, Jr., 229 5th Street. I've lived on  
12 5th Street for about 50 years. I'm still a  
13 newcomer in some minds.

14 (Laughter)

15 MR. WILLIAMS: I have something that is sort  
16 of somewhere between raw data and anecdotal  
17 information, but it kind of gives an idea of the  
18 scope of what goes on on 5th Street.

19 I have neighbors who've lived there longer  
20 than I have. They're porch-sitters like a lot of  
21 people in the neighborhood, and they have a column  
22 on their front porch, and they live on the corner,  
23 and every summer they do hashmarks for how many  
24 people make a full stop at their particular stop  
25 sign and how many people go right on through. And

1 the last time I checked with them, which not has  
2 been that recent, like the last time we estimated  
3 that one in about 17 drivers had come down  
4 5th Street actually makes a full legal stop, and a  
5 lot of them don't stop at all. So just for information.  
6 Thanks so much.

7 (Applause)

8 MR. BRILL: Hello. My name is Dan, I'm at  
9 171 5th Street. I just want to voice my support  
10 alongside my neighbors. 5th Street is such a  
11 wonderful part of this community. The families,  
12 the children, the parents with their young babies  
13 and strollers, the kids going down there after  
14 school. It's a wonderful part of the community  
15 that is on the precipice of becoming an infamous  
16 part of the community, because there is true, true  
17 danger here.

18 The speed at which people are driving down  
19 the street, I wish I could describe some of the  
20 cars to you, but I can't, because it is a blur,  
21 we're talking 70, 80 miles per hour. Someone is  
22 going to get really, really, really hurt, or worse.

23 And, again, I echo my neighbor, Maritza,  
24 here, is we don't want to all be here and think  
25 about a moment when we talked about acting and

1 didn't act until it was too late.

2 I echo the appreciation for the efforts that  
3 have been made so far. I wish it was enough, but  
4 it's not, and we need to go further. Thank you.

5 GARY SCHARFMAN: Gary Scharfman, 312  
6 5th Street, West Dublin. I echo everything that  
7 was already said. I do want to be -- in all  
8 fairness, we want to be very inclusive, so along  
9 with the cars, let's not forget the motorcycles,  
10 which make their presence very well known in our  
11 neighborhood and are really egregious.

12 I just was wondering if the Trustees could  
13 speak to the placement of the -- of this hump? Is  
14 one enough? And I was just wondering, if you're  
15 first coming onto 5th Street from the railroad  
16 tracks, is there may maybe an opportunity to  
17 consider maybe one at the very -- one's at the  
18 base, and one seems like might be worthwhile  
19 considering at the beginning, so that if you are  
20 going to be thinking of speeding, you're kind of  
21 being known -- like being made aware that the  
22 street is already not really conducive to that type  
23 of activity. And I was wondering if there was any  
24 consideration in that.

25 MAYOR STUESSI: Well, so, at this point, the

1 Board is considering doing this trial test hump  
2 between Clark and Johnson, which is where most of  
3 the issues have been. It certainly, I think, would  
4 be the -- you know, once -- if the Board agrees to  
5 do this, for us to all as a community take a look  
6 at it, and then potentially consider whether it  
7 makes sense to consider anymore beyond that. But,  
8 at this point, we're only considering the one.

9 I will note that there has been one car crash  
10 down there into a parked car between Clark and  
11 Johnson. And the police have done somewhere near  
12 35 tickets, I don't have the latest update in the  
13 last week-and-a-half, within that area as well.

14 MR. SCHARFMAN: Okay. Thank you.

15 (Applause)

16 MR. CIOMPI: Hi.

17 MIKE CIOMPI: Hi. I'm Mike Ciompi, and I  
18 want speed bumps, because cars are going too fast  
19 and I could be run over.

20 MR. CIOMPI: We live at 153 5th Street.

21 Thanks, Mike.

22 MAYOR STUESSI: Thank you.

23 (Applause)

24 MAYOR STUESSI: You're a very good speaker,  
25 you should speak for everybody in the neighborhood.

1 (Laughter)

2 MR. QUILLIN: How do I follow that?

3 MAYOR STUESSI: You can't. I would go sit  
4 back down.

5 (Laughter)

6 MR. QUILLIN: You do it for me. Brian Quillin,  
7 181 --

8 MAYOR STUESSI: Cuter, too.

9 MR. QUILLIN: Yes. Hey, come on.

10 (Laughter)

11 MR. QUILLIN: Brian Quillin, 181 5th Street.  
12 I relocated back to the North Fork about a year ago  
13 from living in the City for about 11 years.  
14 And I lived right on Amsterdam Avenue, like my  
15 apartment was right there, and it was very noisy.  
16 So when I came out here, I was like, ah, I'm going  
17 to have a lot of -- you know, it's going to be very  
18 quiet. And to my surprise, coming back to 5th Street,  
19 I couldn't believe the amount of traffic, and the  
20 amount of speeding, and the revving of the engines,  
21 and blowing through all the stop signs, and I  
22 didn't realize how dangerous it actually was on  
23 this street. I never thought I'd see myself as a  
24 person that's running off the porch to scream at  
25 people in the street. I've become my father.

1 (Laughter)

2 MR. QUILLIN: But just for an example, not,  
3 what, two or three weeks ago, I was sitting on the  
4 porch, and a car drove up to the cross-section of  
5 Clark and did a turnaround in the middle of the  
6 intersection and started revving, and took off back  
7 towards 5th, probably revving up to about 40, 50  
8 miles per hour, getting ready to speed, as I ran  
9 out to the street screaming. And they slowed down  
10 and went to 6th Street and parked and they hid. So  
11 it is a problem, and I'm really grateful that you  
12 are considering this for myself and for all my  
13 neighbors. Thank you.

14 (Applause)

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

17 (No Response)

18 MAYOR STUESSI: Is there anybody else from  
19 the public that would like to speak on any other  
20 matters on anything this evening? No, nobody?

21 (No Response)

22 MAYOR STUESSI: Okay. I personally want to  
23 thank everybody from 5th Street who came to speak.  
24 As everybody here is aware, I live just off of  
25 5th Street. I don't believe I need to recuse

1 myself for being biased, but I do know this is a  
2 very serious issue within the neighborhood. I am  
3 very pleased that we've been able to increase the  
4 police presence, not just on 5th Street in the  
5 Village, but elsewhere in the Village, too.

6 Our Board is, you know, working with the Town  
7 to get additional police presence in the Village,  
8 it's needed in a number of places. This Village  
9 has gotten considerably busier in recent years.  
10 This is one of the topics that will be on our joint  
11 agenda for next week, but it -- with the Town, that  
12 is, but it has been good to see them. There is a  
13 regular presence down there, but, as a few people  
14 noted, it isn't 24/7, which, you know, is an issue  
15 with the speeding down there.

16 I believe this speed hump is worth being  
17 tested as a trial run. It is obviously not  
18 inexpensive. And if the Village believed that we  
19 needed to do more of them, that's an entirely  
20 different conversation with that.

21 But I thank everybody for coming this  
22 evening, especially for the youngster over there  
23 who -- whose name I -- what's your name again?

24 MIKE CIOMPI: Mike.

25 MAYOR STUESSI: Mike, thank you. You know,



1 we're just off the beach, and there are a lot of  
2 kids who go down there, a lot of people walking  
3 dogs, and it's a serious issue. And, you know, as  
4 tourism continues to increase, and folks are  
5 visiting from other places, we need to put some  
6 things in place in order to deal with public  
7 safety, and public safety I think is paramount to  
8 everybody on this Board. So thank, everybody.

9 With that, we'll turn it over to our Board  
10 to --

11 TRUSTEE PHILLIPS: What are you going to do  
12 about the Board discussion?

13 MAYOR STUESSI: We're going to move it to the  
14 end --

15 TRUSTEE PHILLIPS: Okay.

16 MAYOR STUESSI: -- in case anybody shows up  
17 for that.

18 TRUSTEE PHILLIPS: Okay.

19 MAYOR STUESSI: So we'll move on to resolutions.  
20 Lily?

21 TRUSTEE DOUGHERTY-JOHNSON: I think there  
22 might be someone already here for that.

23 MR. BUCHOLZ: Oh, yeah.

24 TRUSTEE PHILLIPS: Yeah, that's --

25 (Laughter)

1 TRUSTEE DOUGHERTY-JOHNSON: Just, I mean, I  
2 don't know if you are waiting for someone else,  
3 but --

4 MR. BUCHOLZ: Yeah, basically about the  
5 grant. Yeah, absolutely. I just walked in. I  
6 wasn't sure I had the right time. Sorry about  
7 that. My name is Evan Buckholz, I'm here on behalf  
8 of Matthew Michel from 400 Main. I'm just here --  
9 he wanted to be here. He's out of state on a  
10 family vacation and can't make it back in time,  
11 although he's trying.

12 We just wanted to thank the Board for  
13 considering a project for submission to New York  
14 State for this grant funding. If awarded, it will  
15 help us make this project we've been working on for  
16 quite a while a reality by bridging a fairly  
17 significant gap in funding.

18 It's taken us way longer than we anticipated  
19 to get everything going. We lost a year, more than  
20 a year to COVID, we lost a year to an architect  
21 that didn't work out. Moratorium held us back a  
22 little bit. It would just help us get back on  
23 track.

24 And we want to thank everybody, thanks for  
25 this consideration. As I said, we see this as a

1 fairly important project for us, for Main Street,  
2 for that end of Greenport. It's something we're  
3 really, really looking forward to putting our  
4 shoulder to and getting going significantly, and  
5 this would help quite a bit. Thank you.

6 MAYOR STUESSI: Thank you.

7 MR. BUCHOLZ: And I'll -- sorry. I'll take  
8 any questions I can. I don't know if I could  
9 answer them. I'm just filling in for Matt for the  
10 night, but feel free.

11 MAYOR STUESSI: Thank you.

12 MR. BUCHOLZ: Thank you.

13 MAYOR STUESSI: I just saw somebody else come  
14 in. Were you -- we were just getting ready to  
15 close public comments. Would you want to --

16 AUDIENCE MEMBER: No, I'm good. Thank you.

17 MAYOR STUESSI: Okay, great. Lily, do you  
18 want to start with the first resolution?

19 TRUSTEE DOUGHERTY-JOHNSON: Sure. *RESOLUTION*  
20 *#7-2024-1, RESOLUTION adopting the July 2024 agenda*  
21 *as printed.* So moved.

22 TRUSTEE ROBINS: Second.

23 MAYOR STUESSI: All in favor?

24 TRUSTEE ROBINS: Aye.

25 TRUSTEE BRENNAN: Aye.

1 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE DOUGHERTY-JOHNSON: Aye.

3 MAYOR STUESSI: Aye. Motion carries.

4 TRUSTEE ROBINS: *RESOLUTION #7-2024-2,*  
5 *RESOLUTION accepting the monthly reports of the*  
6 *Greenport Fire Department, Village Administrator,*  
7 *Village Treasurer, Village Clerk, Village Attorney,*  
8 *Mayor and Board of Trustees. So moved.*

9 TRUSTEE BRENNAN: Second.

10 MAYOR STUESSI: All in favor?

11 TRUSTEE ROBINS: Aye.

12 TRUSTEE BRENNAN: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 TRUSTEE DOUGHERTY-JOHNSON: Aye.

15 MAYOR STUESSI: Aye. Motion carries.

16 TRUSTEE BRENNAN: *RESOLUTION #07-2024-3,*  
17 *RESOLUTION authorizing the placement of a trial*  
18 *speed hump, as engineered by LKMA, on 5th Street*  
19 *between Clark Street and Johnson Place, with*  
20 *applicable signage, at a cost not to exceed*  
21 *\$13,500, and authorizing the Mayor to obtain*  
22 *proposed, proposed bids for the work and enter into*  
23 *an agreement with a bidder in accordance with the*  
24 *Village's procurement policy for a cost of not more*  
25 *than \$13,500. So moved.*

1 TRUSTEE PHILLIPS: Second.

2 MAYOR STUESSI: All in favor?

3 TRUSTEE ROBINS: Aye.

4 TRUSTEE BRENNAN: Aye.

5 TRUSTEE PHILLIPS: Aye.

6 TRUSTEE DOUGHERTY-JOHNSON: Could we --

7 sorry. Could we discuss?

8 MAYOR STUESSI: Yes.

9 TRUSTEE BRENNAN: Yes.

10 TRUSTEE DOUGHERTY-JOHNSON: Did we see -- did  
11 we get the engineer's report?

12 TRUSTEE PHILLIPS: No.

13 MAYOR STUESSI: No. So we would, we would be  
14 taking this and then having them draw out specifically  
15 where it would go.

16 TRUSTEE DOUGHERTY-JOHNSON: Gotcha.

17 MAYOR STUESSI: But it would be in compliance  
18 with what they've done on those approximately 20 I  
19 said on the south side.

20 TRUSTEE DOUGHERTY-JOHNSON: And then is this  
21 coming out of a particular part of the budget?

22 MAYOR STUESSI: There would be a budget  
23 modification as part of it.

24 TRUSTEE DOUGHERTY-JOHNSON: Okay. Thank you.

25 MAYOR STUESSI: So we had a second on it?

1 TRUSTEE DOUGHERTY-JOHNSON: Yeah, we had a  
2 second.

3 TRUSTEE PHILLIPS: We had a second. I just  
4 have a question. So once we decide, or the  
5 engineer decides where it's going in, what is the  
6 timeline upon it getting place in -- you know, put  
7 in place?

8 MAYOR STUESSI: It's contractor availability,  
9 but I would imagine it's within a month.

10 TRUSTEE PHILLIPS: Okay. As I said before,  
11 my not responding to a question last month was that  
12 I wanted to know what the equipment was, because we  
13 kept talking about bumps, and a speed bump is much  
14 different than a speed hump. And I understand  
15 there's a third type of slowing down speeders on  
16 roadways, so, hopefully -- the hump is the one  
17 that's been recommended by the engineer, correct?

18 MAYOR STUESSI: Yes.

19 TRUSTEE PHILLIPS: Okay.

20 MAYOR STUESSI: So the speed hump, as I said  
21 earlier to the crowd here, is exactly the same one  
22 that's been done on the south side in the Village  
23 of East Hampton and in Sagaponack, close to the  
24 number of 20 of them, and our engineer has designed  
25 all this as well.

1 TRUSTEE PHILLIPS: Okay. All right.

2 MAYOR STUESSI: The third, I don't know if  
3 the third option you're talking about is the  
4 temporary ones.

5 TRUSTEE PHILLIPS: Yeah. Well, no.

6 MAYOR STUESSI: Those are problematic for a  
7 variety of reasons, and with insurance, as well as  
8 the fact that they don't tend to last.

9 TRUSTEE PHILLIPS: Okay. As I said, I  
10 just -- I am familiar with the ones on the south  
11 side, and I do know that at some point sometimes  
12 the speed bumps can be a little noisy when landscape  
13 trailers go over it and some trucks. But I understand  
14 the public safety issue is more important than,  
15 than the fact of noise, to be honest with you.

16 MAYOR STUESSI: Yeah. I -- as I said  
17 earlier, I think it's worth trying, and then we as  
18 a community can come back and see how it's working  
19 after a certain number of months and make decisions  
20 on whether it's working or not, and whether we need  
21 to explore more of them on 5th or elsewhere in the  
22 Village.

23 Any other comments from the Board?

24 (No Response)

25 MAYOR STUESSI: I'll call for a vote, then.

1 All in favor?

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE BRENNAN: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE DOUGHERTY-JOHNSON: Aye.

6 MAYOR STUESSI: Aye. Motion carries.

7 Thank you, everybody, for being here.

8 (Applause)

9 TRUSTEE PHILLIPS: *RESOLUTION #07-2024-4,*  
10 *RESOLUTION approving the attached SEQRA resolution*  
11 *regarding the approval of the Wetlands Permit*  
12 *Application submitted by applicant Rosemary W.*  
13 *Gutwillig for the property at 109 Bay Avenue,*  
14 *Greenport, New York, 11944; Suffolk County Tax Map*  
15 *#1001-5-3-1.2 adopting lead agency status,*  
16 *determining that the approval of the application is*  
17 *an Unlisted Action for the purpose of SEQRA, and*  
18 *adding a Negative Declaration determining that the*  
19 *approval of the Wetlands Permit Application will*  
20 *not have a significant negative impact on the*  
21 *environment. So moved.*

22 TRUSTEE DOUGHERTY-JOHNSON: Second.

23 MAYOR STUESSI: All in favor?

24 TRUSTEE ROBINS: Aye.

25 TRUSTEE BRENNAN: Aye.



1 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE DOUGHERTY-JOHNSON: Aye.

3 MAYOR STUESSI: Aye. Motion carries.

4 TRUSTEE DOUGHERTY-JOHNSON: *RESOLUTION*

5 *#7-2024-5, RESOLUTION approving the Wetlands Permit*

6 *Application submitted by Rosemary W. Gutwillig,*

7 *owner of the property located at 109 Bay Avenue,*

8 *Greenport, New York, 11944, Suffolk County Tax Map*

9 *#1001-5-3-1.2 to perform the following work:*

10 *Remove 260 linear feet of double wood bulkhead with*

11 *single 10 linear feet return and 113 linear feet of*

12 *single wood bulkhead (383 linear feet total).*

13 *Dismantle stone and concrete wall and store on*

14 *site. Remove 25 square feet wood landing.*

15 *Construct new vinyl bulkhead in place of seaward*

16 *existing wood bulkhead (130 linear feet) with*

17 *10 foot return along the northerly property line.*

18 *Construct new vinyl bulkhead in place of existing*

19 *wood bulkhead (113 linear feet) along southerly*

20 *property line (253 linear feet total). New vinyl*

21 *bulkhead is set at the same elevation as existing*

22 *wood bulkhead. Reconstruct stone and concrete wall*

23 *in same location. Replace wood landing in kind and*

24 *in same location. Restore disturbed vegetation and*

25 *backfill with coarse sand as necessary. (Replacing*

1        *tabled RESOLUTION #06-2024-3*). So moved.

2                TRUSTEE ROBINS: Second.

3                TRUSTEE BRENNAN: Discussion, please. I just  
4 wanted to note that the applicant has made some  
5 changes to the project material, the project  
6 documents to try to address some of the concerns of  
7 this Board and some of the concerns brought forth  
8 by the CAC, so I'm glad they're able to do that. I  
9 think it's time to approve this and move on.

10                I was a little bit exasperated by this  
11 applicant, because I felt like the -- this Board  
12 wasn't being taken seriously all the time.

13                I just want to remind the public that this  
14 Board is empowered to regulate wetlands and wetland  
15 areas, and because of that ability to do that,  
16 we're obligated to do that to the best of our  
17 ability. And often when an application, I'm not  
18 speaking about this applicant in particular, when  
19 an application comes before us, the applicant is  
20 often interested in satisfying the DEC's criteria,  
21 but not necessarily this Board's own criteria. And  
22 as a member of this Board, I'm much less concerned  
23 with what the State is interested in doing.  
24 Sometimes the State's interests might be at  
25 variance to the Village's interests. So in all

1 cases, this Board has to do its best job to the  
2 best of its ability to try to regulate the wetlands.  
3 So thank you.

4 MAYOR STUESSI: And the only thing I would  
5 add is I want to thank the applicant -- on behalf  
6 of the applicant for your patience as we work  
7 through things together. I know this was a  
8 particularly challenging issue, because you took  
9 over for somebody that had passed away and jumped  
10 in in the middle of it, and, as Trustee Brennan  
11 said, answered questions, and a lot was done as  
12 part of it, and we appreciate your patience as part  
13 of it. And agree that it's important for all of us  
14 to do our job and listen to the voices of reason  
15 and intelligence in all matters.

16 Call for a vote. All in favor?

17 TRUSTEE ROBINS: Aye.

18 TRUSTEE BRENNAN: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 TRUSTEE DOUGHERTY-JOHNSON: Aye.

21 MAYOR STUESSI: Aye. Motion carries.

22 TRUSTEE ROBINS: *RESOLUTION #7-2024-6,*  
23 *RESOLUTION approving Village Clerk Candace Hall to*  
24 *attend the New York Conference of Mayors Fall*  
25 *Training School in Saratoga Springs, New York from*

1        *September 16th, 2024 through September 20th, 2024*  
2        *at a cost of 16,000 -- I'm sorry, 16,000, right.*

3                                    (Laughter)

4                    TRUSTEE ROBINS:    \$1,692.00 for lodging and  
5        *conference, plus all applicable travel costs; to be*  
6        *expensed from line item number A.1410.400 (Clerk*  
7        *Contractual Expense). So moved.*

8                    TRUSTEE BRENNAN:    Second.

9                    MAYOR STUESSI:    All in favor?

10                    TRUSTEE ROBINS:    Aye.

11                    TRUSTEE BRENNAN:    Aye.

12                    TRUSTEE PHILLIPS:    Aye.

13                    TRUSTEE DOUGHERTY-JOHNSON:    Aye.

14                    MAYOR STUESSI:    Aye. Motion carries.

15                    TRUSTEE BRENNAN:    *RESOLUTION #07-2024-7,*  
16        *RESOLUTION authorizing Village Treasurer, Adam*  
17        *Brautigam for use of the Village of Greenport*  
18        *Credit Card, for the purpose of securing hotel and*  
19        *meeting room reservations for Village Clerk Candace*  
20        *Hall to attend the New York Conference of Mayors*  
21        *Fall Training School in Saratoga Springs, New York*  
22        *from September 16th, 2024 through September 20th,*  
23        *2024; to be expensed from line item number*  
24        *A.1410.400 (Clerk Contractual Expense). So moved.*

25                    TRUSTEE PHILLIPS:    Second.

1 MAYOR STUESSI: All in favor?

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE BRENNAN: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE DOUGHERTY-JOHNSON: Aye.

6 MAYOR STUESSI: Aye. Motion carries.

7 TRUSTEE PHILLIPS: *RESOLUTION #07-2024-8,*  
8 *RESOLUTION authorizing the solicitation of bids for*  
9 *the hauling of liquid sludge from the Village of*  
10 *Greenport Wastewater Treatment Plant, and directing*  
11 *Clerk Hall to notice the Request for Bids accordingly.*  
12 So moved.

13 TRUSTEE DOUGHERTY-JOHNSON: Second.

14 MAYOR STUESSI: All in favor?

15 TRUSTEE ROBINS: Aye.

16 TRUSTEE BRENNAN: Aye.

17 TRUSTEE PHILLIPS: Aye.

18 TRUSTEE DOUGHERTY-JOHNSON: Aye.

19 MAYOR STUESSI: Aye. Motion carries.

20 TRUSTEE DOUGHERTY-JOHNSON: *RESOLUTION*  
21 *#7-2024-9, RESOLUTION authorizing the solicitation*  
22 *of bids for the professional services, preventative*  
23 *maintenance and repair of the Wastewater Treatment*  
24 *Plant Generators in various locations within the*  
25 *Village of Greenport, and directing Clerk Hall to*

1        *notice the Request for Bids accordingly. So moved.*

2            TRUSTEE ROBINS: Second.

3            MAYOR STUESSI: All in favor?

4            TRUSTEE ROBINS: Aye.

5            TRUSTEE BRENNAN: Aye.

6            TRUSTEE PHILLIPS: Aye.

7            TRUSTEE DOUGHERTY-JOHNSON: Aye.

8            MAYOR STUESSI: Aye. Motion carries.

9            TRUSTEE ROBINS: *RESOLUTION #7-2024-10,*  
10        *RESOLUTION authorizing the solicitation of bids for*  
11        *the professional services, maintenance and repair*  
12        *of the Wastewater Treatment Plant Sewage Pumping*  
13        *Stations of the Village of Greenport and directing*  
14        *Clerk Hall to notice the Request for Bids accordingly.*  
15        *So moved.*

16            TRUSTEE BRENNAN: Second.

17            MAYOR STUESSI: All in favor?

18            TRUSTEE ROBINS: Aye.

19            TRUSTEE BRENNAN: Aye.

20            TRUSTEE PHILLIPS: Aye.

21            TRUSTEE DOUGHERTY-JOHNSON: Aye.

22            MAYOR STUESSI: Aye. Motion carries.

23            TRUSTEE BRENNAN: *RESOLUTION #07-2024-11,*  
24        *RESOLUTION approving Public Assembly Application*  
25        *received from the Greenport UFSD for the annual*

1        *Homecoming Parade to be held on September 20th,*  
2        *2024 from 4:30 to 7:30 p.m. Road closure for the*  
3        *parade is as follows: Starting in the municipal*  
4        *parking lot on South Street, down to 1st Street, to*  
5        *Front Street, onto 6th Avenue, to Oak Street,*  
6        *ending at Greenport High School. So moved.*

7                TRUSTEE PHILLIPS: Second.

8                MAYOR STUESSI: All in favor?

9                TRUSTEE ROBINS: Aye.

10               TRUSTEE BRENNAN: Aye.

11               TRUSTEE PHILLIPS: Aye.

12               TRUSTEE DOUGHERTY-JOHNSON: Aye.

13               MAYOR STUESSI: Aye. Motion carries.

14               TRUSTEE PHILLIPS: *RESOLUTION #07-2024-12,*  
15        *RESOLUTION ratifying the hiring of Joseph John*  
16        *Pagano as a Village of Greenport seasonal employee*  
17        *at the mini railroad at the pay rate of \$25.00 per*  
18        *hour, effective, June 23rd, 2024. So moved.*

19               TRUSTEE DOUGHERTY-JOHNSON: Second.

20               MAYOR STUESSI: All in favor?

21               TRUSTEE ROBINS: Aye.

22               TRUSTEE BRENNAN: Aye.

23               TRUSTEE PHILLIPS: Aye.

24               TRUSTEE DOUGHERTY-JOHNSON: Aye.

25               MAYOR STUESSI: Aye. Motion carries.

1 TRUSTEE DOUGHERTY-JOHNSON: *RESOLUTION*  
2 *#7-2024-13, RESOLUTION ratifying the hiring of*  
3 *Alison Lorena Rojas as a Camp Counselor for the*  
4 *Village of Greenport Summer Day Camp, at a pay rate*  
5 *of \$16.00 per hour, effective June 24th, 2024.*  
6 So moved.

7 TRUSTEE ROBINS: Second.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 TRUSTEE BRENNAN: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 MAYOR STUESSI: Aye. Motion carries.

14 TRUSTEE ROBINS: *RESOLUTION #7-2024-14,*  
15 *RESOLUTION ratifying the hiring of Emely Rivas as a*  
16 *part-time Carousel worker at a pay rate of \$16.00*  
17 *per hour, effective June 28th, 2024. So moved.*

18 TRUSTEE BRENNAN: Second.

19 MAYOR STUESSI: All in favor?

20 TRUSTEE ROBINS: Aye.

21 TRUSTEE BRENNAN: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE DOUGHERTY-JOHNSON: Aye.

24 MAYOR STUESSI: Aye. Motion carries.

25 TRUSTEE BRENNAN: *RESOLUTION #07-2024-15,*



1       *RESOLUTION ratifying the hiring of Sofia Leshko as*  
2       *a Lifeguard for 5th Street Beach, at a pay rate of*  
3       *\$25.00 per hour, effective June 29th, 2024.*

4       So moved.

5               TRUSTEE PHILLIPS:   Second.

6               MAYOR STUESSI:   All in favor?

7               TRUSTEE ROBINS:   Aye.

8               TRUSTEE BRENNAN:   Aye.

9               TRUSTEE PHILLIPS:   Aye.

10              TRUSTEE DOUGHERTY-JOHNSON:   Aye.

11              MAYOR STUESSI:   Aye.   Motion carries.

12              TRUSTEE PHILLIPS:   *RESOLUTION #07-2024-16,*  
13       *RESOLUTION ratifying the hiring of William Lawrence*  
14       *Rayner as a Village of Greenport seasonal employee*  
15       *at the mini railroad, at a pay rate of \$25.00 per*  
16       *hour, effective July 12th, 2024.   So moved.*

17              TRUSTEE DOUGHERTY-JOHNSON:   Second.

18              MAYOR STUESSI:   All in favor?

19              TRUSTEE ROBINS:   Aye.

20              TRUSTEE BRENNAN:   Aye.

21              TRUSTEE PHILLIPS:   Aye.

22              TRUSTEE DOUGHERTY-JOHNSON:   Aye.

23              MAYOR STUESSI:   Aye.   Motion carries.

24              TRUSTEE DOUGHERTY-JOHNSON:   *RESOLUTION*

25       *#7-2024-17, RESOLUTION ratifying the hiring of Emma*

1        *M. Kunz as a Lifeguard for 5th Street Beach, at a*  
2        *pay rate of \$25.00 per hour, effective July 5th,*  
3        *2024. So moved.*

4                TRUSTEE ROBINS: Second.

5                MAYOR STUESSI: All in favor?

6                TRUSTEE ROBINS: Aye.

7                TRUSTEE BRENNAN: Aye.

8                TRUSTEE PHILLIPS: Aye.

9                TRUSTEE DOUGHERTY-JOHNSON: Aye.

10                MAYOR STUESSI: Aye. Motion carries.

11                TRUSTEE ROBINS: *RESOLUTION #7-2024-18,*  
12        *RESOLUTION ratifying the hiring of Anthony DeVito*  
13        *as a Lead, Head Camp Counselor, at a pay rate of*  
14        *\$22.00 per hour, effective July 17th, 2024.*

15        *So moved.*

16                TRUSTEE BRENNAN: Second.

17                MAYOR STUESSI: All in favor?

18                TRUSTEE ROBINS: Aye.

19                TRUSTEE BRENNAN: Aye.

20                TRUSTEE PHILLIPS: Aye.

21                TRUSTEE DOUGHERTY-JOHNSON: Aye.

22                MAYOR STUESSI: Aye. Motion carries.

23                TRUSTEE BRENNAN: *RESOLUTION #07-2024-19,*  
24        *Resolution ratifying the hiring of Brayden Cooper*  
25        *Kruk as a Camp Counselor, at a pay rate of \$16.00*

1        *per hour, effective July 16th, 2024. So moved.*

2            TRUSTEE PHILLIPS: Second.

3            MAYOR STUESSI: All in favor?

4            TRUSTEE ROBINS: Aye.

5            TRUSTEE BRENNAN: Aye.

6            TRUSTEE PHILLIPS: Aye.

7            TRUSTEE DOUGHERTY-JOHNSON: Aye.

8            MAYOR STUESSI: Aye. Motion carries.

9            TRUSTEE PHILLIPS: *RESOLUTION #07-2024-20,*  
10        *RESOLUTION approving an increase in the hourly wage*  
11        *rate of a part-time Recreation Department employee*  
12        *Angelia Gagnon from \$16.00 per hour to \$20.00 per*  
13        *hour, effective July 25th, 2024. So moved.*

14            TRUSTEE DOUGHERTY-JOHNSON: Second.

15            MAYOR STUESSI: All in favor?

16            TRUSTEE ROBINS: Aye.

17            TRUSTEE BRENNAN: Aye.

18            TRUSTEE PHILLIPS: Aye.

19            TRUSTEE DOUGHERTY-JOHNSON: Aye.

20            MAYOR STUESSI: Aye. Motion carries.

21            TRUSTEE DOUGHERTY-JOHNSON: *RESOLUTION*  
22        *#7-2024-21, RESOLUTION ratifying the hiring of Sage*  
23        *Taylor Foster as a Lifeguard at 5th Street Beach,*  
24        *at a pay rate of \$25.00 per hour, effective*  
25        *July 12th, 2024. So moved.*

1 TRUSTEE ROBINS: Second.

2 MAYOR STUESSI: All in favor?

3 TRUSTEE ROBINS: Aye.

4 TRUSTEE BRENNAN: Aye.

5 TRUSTEE PHILLIPS: Aye.

6 TRUSTEE DOUGHERTY-JOHNSON: Aye.

7 MAYOR STUESSI: Aye. Motion carries.

8 TRUSTEE ROBINS: *RESOLUTION #7-2024-22,*

9 *RESOLUTION approving Public Assembly Application*

10 *received from Chris Hamilton on behalf of the Class*

11 *of '93 Jeremy Hamilton Memorial Scholarship Fund.*

12 *The requested date of the event is September 14th,*

13 *2024, rain date September 15th, 2024. The annual*

14 *BBQ Pig Roast Fundraiser will be held at 6th Street*

15 *Beach between the hours of 6:00 a.m. and 7:00 p.m.,*

16 *including setup and cleanup. The applicant is*

17 *requesting a waiver of the \$50.00 application fee,*

18 *as this is a -- as this is a donation-based event*

19 *in which proceeds raised contribute to a scholarship*

20 *For a graduating senior at Greenport High School.*

21 So moved.

22 TRUSTEE BRENNAN: Second.

23 MAYOR STUESSI: All in favor?

24 TRUSTEE ROBINS: Aye.

25 TRUSTEE BRENNAN: Aye.

1 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE DOUGHERTY-JOHNSON: Aye.

3 MAYOR STUESSI: Aye. Motion carries.

4 TRUSTEE BRENNAN: *RESOLUTION #07-2024-23,*  
5 *RESOLUTION approving Public Assembly Application*  
6 *received from Friends of Mitchell Park and the*  
7 *Dances in the Park Committee to host the first*  
8 *annual Battle of the Bands on September 2nd, 2024,*  
9 *from 6 to 9 p.m. at Mitchell Park; the rain*  
10 *location of the event will be at the American*  
11 *Legion Hall. Four bands have been selected for the*  
12 *Battle of the Bands and the winning band will*  
13 *receive a spot at the coveted annual Dances in the*  
14 *Park for the 2025 season. So moved.*

15 TRUSTEE PHILLIPS: Second.

16 MAYOR STUESSI: All in favor?

17 TRUSTEE ROBINS: Aye.

18 TRUSTEE BRENNAN: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 TRUSTEE DOUGHERTY-JOHNSON: Aye.

21 MAYOR STUESSI: Aye. Motion carries.

22 TRUSTEE PHILLIPS: *RESOLUTION #07-24-24,*  
23 *RESOLUTION approving all checks per the Voucher*  
24 *Summary Report for the Fiscal Year 2024 dated*  
25 *07/24/2024 in the total amount of \$18,809.77*

1        *consisting of:*

2            *o All regular checks in the amount of*  
3        *\$18,809.77 and*

4            *o All prepaid checks (including wire*  
5        *transfers) in the amount of \$0.00. So moved.*

6            TRUSTEE DOUGHERTY-JOHNSON: Second.

7            MAYOR STUESSI: All in favor?

8            TRUSTEE ROBINS: Aye.

9            TRUSTEE BRENNAN: Aye.

10          TRUSTEE PHILLIPS: Aye.

11          TRUSTEE DOUGHERTY-JOHNSON: Aye.

12          MAYOR STUESSI: Aye. Motion carries.

13          TRUSTEE DOUGHERTY-JOHNSON: *RESOLUTION*

14        *#7-2024-25, RESOLUTION approving all checks per the*

15        *Voucher Summary Report for Fiscal Year 2025 dated*

16        *in the July 25th, 2024 total amount of \$640,705.41*

17        *consisting of:*

18            *o All regular checks in the amount of*  
19        *\$521,571.62 and*

20            *o All prepaid checks (including wire*  
21        *transfers) in the amount of \$119,133.79. So moved.*

22            TRUSTEE ROBINS: Second.

23            MAYOR STUESSI: All in favor?

24            TRUSTEE ROBINS: Aye.

25            TRUSTEE BRENNAN: Aye.

1 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE DOUGHERTY-JOHNSON: Aye.

3 MAYOR STUESSI: Aye. Motion carries.

4 Adam, in regards to the Village Counsel's  
5 item of us approving the audit, I thought we had  
6 already done that. Do you know if we did or not?

7 TREASURER BRAUTIGAM: I believe the audit was  
8 already approved.

9 TRUSTEE PHILLIPS: Yeah, we did it. I think  
10 we did already approve it.

11 TREASURER BRAUTIGAM: Correct, yes. This was  
12 just a summary.

13 MAYOR STUESSI: Okay. Let's double-check  
14 that we did. I believe we did as well. And if for  
15 some reason we do need to approve it, we could do  
16 that at next month's meeting.

17 All right. So the next item up is -- was on  
18 the beginning of the agenda, which is in regards to  
19 the two grant requests for a letter of support from  
20 the Village. We'll talk first about the one from  
21 1943.

22 As I understand it, they're simply looking  
23 for a letter of support from the Village for this  
24 potential grant. We would, of course, need to  
25 qualify anything that they need to go through, any

1 of the Statutory Boards, through Planning and ZBA  
2 potentially for the project, as it's still in very  
3 early days. But I'll open it up for discussion,  
4 and if anybody has any questions for the applicant,  
5 who is here this evening.

6 TRUSTEE PHILLIPS: Well, maybe -- I'm going  
7 to ask the other Board Members. In all the email  
8 transactions that have been going on over the  
9 last -- are we talking about one grant or two grant  
10 applications? At first, one of them, the email  
11 said that for the ESD grant, they'd be applying for  
12 that on their own, and then there was a second  
13 grant. I'm confused as to what they're applying for.

14 MAYOR STUESSI: Yeah. My understanding, I  
15 don't know if you're able to clarify, is that  
16 you've moved away from one that the Village would  
17 need to submit, but you're looking to submit your  
18 own and simply looking for a letter of support.

19 MR. BUCHOLZ: I believe that's correct, yes.  
20 I think -- should I come to the podium?

21 MAYOR STUESSI: Please.

22 MR. BUCHOLZ: I do believe that's correct. I  
23 think this one in particular we would prefer just  
24 the Board to give us authorization, essentially, on  
25 submitting their approval, but yes.



1           And then the another one -- I think there  
2           were two grants applied for, and the second one  
3           just needed the Mayoral signoff, if I'm correctly  
4           understanding, but I could find out for sure.

5           MAYOR STUESSI: Yeah, it would, it would be  
6           the Board approving it.

7           MR. BUCHOLZ: It would be the Board approving  
8           it, exactly. That's what we're looking for  
9           tonight. That's what -- I believe Matt was under  
10          the impression there would be a vote for this  
11          evening, is the Board approving the one --

12          TRUSTEE PHILLIPS: So is this a letter of  
13          support supporting the project or --

14          MR. BUCHOLZ: Supporting the -- putting us up  
15          for the grant, approving our submission of this  
16          grant application.

17          TRUSTEE PHILLIPS: But you're not looking for  
18          approval -- you're not looking -- I mean, I've read  
19          the booklet, so I'm kind of trying to see where  
20          you're fitting into things here.

21          MR. BUCHOLZ: Gotcha.

22          TRUSTEE PHILLIPS: And one of them is looking  
23          for a letter of support, that the Village Board is  
24          supporting the whole project, a shovel-ready  
25          project, in essence, okay? That's -- because you

1 can start with one amount of a grant to go for  
2 another. But you're still -- you just finished  
3 presubmission before the Planning Board. So I have  
4 some questions as to what you're really looking  
5 for, because I don't think that we as a Board  
6 should be upserting (sic) the Planning Board.

7 MR. BUCHOLZ: Understood, yes. So I think my  
8 understanding is it's just the approval for us to  
9 submit for this grant. I don't think it would be  
10 approval of the project part and parcel. We'd  
11 still be subject to everything in the Planning  
12 Board, everything in the Historical, we're still  
13 subject to all those things. It's just for us to  
14 apply for this money, essentially, to move forward  
15 in good faith, having some financial backing. It's  
16 no indication of what is approved for our project  
17 yet. Like what we'll be able to do, what we'll be  
18 able to build, all that stuff is still subject to  
19 the Building Department, the Planning Board, all  
20 that stuff, basically clearing us to put an  
21 application to ask for this grant.

22 TRUSTEE PHILLIPS: You're asking for funding  
23 for the project.

24 MR. BUCHOLZ: Funding for the project,  
25 exactly.

1 TRUSTEE PHILLIPS: Okay.

2 TRUSTEE ROBINS: I have a question. So your  
3 project, obviously, wouldn't be able to go through  
4 without this funding, correct? I mean --

5 MR. BUCHOLZ: It's possible. It would, it  
6 would sure be harder

7 TRUSTEE ROBINS: Right, I understand.

8 MR. BUCHOLZ: Yeah, we could, we could use  
9 the financial help. The project totally depends on  
10 financial backing.

11 TRUSTEE ROBINS: Right.

12 MR. BUCHOLZ: We're going to need to seek  
13 that one way or the other. This would be hugely  
14 helpful to get it moving.

15 TRUSTEE ROBINS: Right.

16 MR. BUCHOLZ: I don't know if it would be the  
17 end of the line if the project would not happen  
18 otherwise, but it would be something that would  
19 help us out a lot.

20 We're still in the planning phases, we're  
21 still working with the Town. We just finished  
22 presubmission meetings two weeks ago, I believe it  
23 was, and we've gone back with all the stuff. And  
24 we've met with our architect and they're changing  
25 stuff per their recommendations. So it's a living

1 thing, it's a moving thing, but it would help us a  
2 lot to have the financial support from the grant.

3 TRUSTEE ROBINS: Okay. All right. So,  
4 basically, you do not have a shovel-ready project,  
5 right?

6 MR. BUCHOLZ: No, not at all.

7 TRUSTEE ROBINS: At all?

8 MR. BUCHOLZ: Not at all.

9 TRUSTEE ROBINS: Okay. And --

10 MR. BUCHOLZ: No, we're still -- we just  
11 finished up presubmission, and I think they --  
12 their estimate was it would probably be August  
13 before we heard back.

14 TRUSTEE PHILLIPS: Yes. It's going to be the  
15 August meeting, yes.

16 MR. BUCHOLZ: Yeah, before we have those  
17 conversations. We -- I think, if I remember  
18 correctly, Matt's trying to get on the Board -- on  
19 the agenda with the Historical Board to discuss  
20 what exactly, how to work, best work with that,  
21 within that restriction, and what we can do in that  
22 vein. But, yes, we would not have a shovel-ready  
23 project. We're in the early stages and this would  
24 help us get to, hopefully, eventually the final  
25 stages.

1 TRUSTEE ROBINS: Understood. Thank you.

2 MR. BUCHOLZ: Thank you.

3 TRUSTEE BRENNAN: So when, when Matt was in  
4 here to present at the last meeting, I wanted to  
5 encourage him and to wish him great success with  
6 this project, because it's interesting and I think  
7 it could be good for the Village, but I did note  
8 that he has a long way to go in terms of the  
9 permitting process. And I'm concerned that if this  
10 Board gives this explicit approval or support of  
11 this grant, that that may undermine our other  
12 Boards' abilities to do their due diligence and do  
13 their work, particularly with the Planning Board,  
14 which is a discretionary board.

15 And I wish this project were further along,  
16 so that we could see the light at the end of the  
17 tunnel, and that we would know what the -- kind of  
18 the final shape and form of what this project is  
19 going to look like.

20 I took a look at the application materials  
21 that Matt provided after our last meeting, and in  
22 my view, it's very unlikely that the project will  
23 come out the end of the permitting process in line  
24 with its current iteration, so, you know, the size,  
25 the height, the number of floors. I think there's

1 a lot of work to do to get this project into  
2 compliance to secure the Planning approvals. It  
3 may need zoning variances. It certainly needs  
4 zoning variance in its current design. And I want  
5 to make sure that those processes and those Boards  
6 can do their work without being overly influenced  
7 by this Board's support.

8 So I'm having a difficult time trying to  
9 figure out up to what point can we support this  
10 without compromising the Planning Board and the  
11 Zoning Board. I don't know if the other Board  
12 Members share in that concern.

13 TRUSTEE PHILLIPS: Well, I think I expressed  
14 it already.

15 TRUSTEE ROBINS: Well, wouldn't that,  
16 wouldn't that -- you know, approval of this grant  
17 would be based on -- it's conditional on whether  
18 they get through the Planning Board, and then  
19 eventually or not. So we -- couldn't we offer our  
20 support with that condition?

21 TRUSTEE BRENNAN: Yeah. I was hoping that  
22 there would be some way of put kind of caveats in  
23 this to do that, but I'm concerned that it's going  
24 to bring an undue amount of influence to the Board  
25 or to the public. Like for --

1 TRUSTEE PHILLIPS: Or to the applicant. In  
2 all honestly, to the applicant as well.

3 MR. BUCHOLZ: I -- just a thought. In a lot  
4 of ways, this kind of opens us up to be able to  
5 accomplish the things that I just -- in our  
6 presubmission meetings, we've -- they've suggested  
7 to us like -- stuff like landscaping, stuff like  
8 keeping in mind traffic and lights, and doing, I  
9 guess, a traffic evaluation of that. Like all this  
10 gives us a financial latitude to be able to do the  
11 things as being -- are being requested, and be able  
12 to more successfully achieve what we want to do and  
13 be in compliance.

14 You know, that was a big thing as far as  
15 adjusting portions of landscaping, and moving trees  
16 and stuff like that. And rather than just saying,  
17 you know, we have the money, we can do whatever we  
18 want, we'll still be -- have to be compliant in  
19 every shape or form with our variances and stuff.  
20 But, yeah, that's kind of -- we're looking at it as  
21 something that frees us up to work within the  
22 structures that are put on us and still achieve the  
23 result that we're looking for.

24 TRUSTEE BRENNAN: Sure. So this grant is in  
25 coordination with the pro-housing initiative; is

1 that correct?

2 MAYOR STUESSI: Yeah, and EDC, Economic  
3 Development --

4 TRUSTEE BRENNAN: Right.

5 MAYOR STUESSI: -- work with the State.  
6 You know, the one thing I'll make note with this  
7 potential application is they are looking to create  
8 housing as part of downtown. It would also  
9 potentially revitalize a blighted area with the old  
10 building there, which I think everybody agrees  
11 would love to see it torn down at some point and  
12 cleaned up. But, you know, your comments, both of  
13 you, are noted relative to progress on it.

14 They're not applying for the main anchor  
15 project, though, which is what the Auditorium is  
16 applying for, which is supposed to be shovel-ready.  
17 So, you know, I don't see how the Auditorium  
18 qualifies for this, it's hardly shovel-ready,  
19 relative to, you know, where they are in the  
20 process. But if we were to approve any level of  
21 support by a letter, it would, of course, need to  
22 be within caveats that needs to go through the  
23 proper process, etcetera. Lily?

24 TRUSTEE DOUGHERTY-JOHNSON: It seems to me  
25 that it doesn't -- it wouldn't -- I mean, I hear



1        what you're saying, Patrick, but I also trust the  
2        Planning Board is not just going to -- if we write  
3        a letter that's in support, and in support of  
4        housing, and in support of economic development on  
5        this property, but with the caveats of like  
6        approval with the Planning Board and the Zoning  
7        Board, it seems to me that is -- that's what we  
8        want, and I don't think that puts undue pressure on  
9        those Boards to just approve everything. They're  
10       saying it puts pressure on everybody to try to work  
11       through the process to get something that everyone  
12       wants, so I'd be supportive of a letter that  
13       specified those things.

14                MAYOR STUESSI: Can the Village Attorney  
15       opine on this?

16                ATTORNEY KASSCHAU: Certainly, Mayor. Thank you.  
17       There's no -- there's nothing prohibiting the Board  
18       from issuing a letter of support at this time. It  
19       is subject to whatever -- this is just merely  
20       support of the project. It does not mean that  
21       the -- any of the other Village Boards that will  
22       review this are bound by whatever decision you're  
23       making here. What you're deciding essentially is  
24       that we support this project if it's approved by  
25       whatever other Boards it has to go before. You're

1 not taking a position with respect to Planning  
2 application, or anything like that.

3 TRUSTEE PHILLIPS: But publicly we're  
4 supporting something, and that's the image I don't  
5 think we want to project, because the Planning  
6 Board still is in its presubmission process. The  
7 public has not had an opportunity, the Village --  
8 which who we represent, okay? We don't represent  
9 just that particular applicant.

10 ATTORNEY KASSCHAU: Understood.

11 TRUSTEE PHILLIPS: And the image that we're  
12 projecting is, in my mind, is important, as well as  
13 the applicant's request. I just -- in reading the  
14 document of how the application process works,  
15 first of all, one of their applications, in a  
16 discussion with Matt's email, was dealing with  
17 remediation and demolition, and then the other one  
18 he's going down, "Well, we're applying for an ESD  
19 grant that we can apply on our own," which I did  
20 find out that they could apply on their own,  
21 because I called to ask, without mentioning the  
22 project, found out what is the process for  
23 applications.

24 So I -- I'm having a hard time. I wish there  
25 were -- it's -- it has a lot of the components that

1 we're looking for, but I'm just having a hard time  
2 going out of process, because we have a Planning  
3 Board that is very active, and I don't want us to  
4 give the impression that we're overriding them, and  
5 that's where I'm getting a hard decision with a  
6 letter of support from the Village Board. I  
7 just -- I'm having a hard time with it, okay?

8 TRUSTEE BRENNAN: I appreciate your counsel.  
9 The metaphor that comes to mind is that we're  
10 putting our thumb on the scale, and that we're  
11 driving this ahead before the Planning -- out ahead  
12 of the Planning Board.

13 There's many aspects of the project that I  
14 like, and I know my colleagues like, the mixed use,  
15 the housing. Obviously, housing is a big part of  
16 our initiative. But the housing that's proposed,  
17 we have very little information on it. And I'm  
18 kind of grasping at straws, because Mr. Michel had  
19 referred -- provided some information by email, and  
20 he referred to trying to accomplish workforce  
21 housing for the Village. I'm not even sure that  
22 that can be accomplished with this grant. I'm not  
23 sure what this grant is going to require in terms  
24 of how we implement this affordable housing, to the  
25 extent that it's affordable.

1           So is it something that could be limited to  
2 workforce housing? Is it specifically for the  
3 Village? I think it's very vague at this point.  
4 And, again, I wish we had more detail or more  
5 information on this so that we're much closer to  
6 a -- I think the expression was shovel-ready, a  
7 design that's ready to break ground.

8           TRUSTEE PHILLIPS: Do they need -- I mean,  
9 I'm going to ask, well, once again, are we talking  
10 about -- you're talking about two grants?

11           MR. BUCHOLZ: At the moment, I don't -- I  
12 think we're just talking about the initial one that  
13 we just mentioned that just needs a letter. ESB  
14 that you mentioned would be --

15           TRUSTEE PHILLIPS: ESD?

16           MR. BUCHOLZ: -- would be different than  
17 what's on the agenda for this evening, if I  
18 understand correctly.

19           TRUSTEE DOUGHERTY-JOHNSON: Do you know what  
20 the deadline for the one that you need letter is?

21           TRUSTEE PHILLIPS: July 31st.

22           MR. BUCHOLZ: I can find out, but I don't  
23 know what the deadline is.

24           MAYOR STUESSI: Yes, 31st.

25           TRUSTEE PHILLIPS: The 31st of July.

1 TRUSTEE DOUGHERTY-JOHNSON: Oh, I thought  
2 that was different. I thought that was a different  
3 grant.

4 MAYOR STUESSI: It's the same.

5 TRUSTEE PHILLIPS: The same.

6 TRUSTEE DOUGHERTY-JOHNSON: Okay.

7 MR. BUCHOLZ: Yeah. Yeah, I know that's --  
8 so, I mean, that was, that was kind of our, our  
9 impetus to get the ball rolling where, you know, as  
10 I said, we would also like to be closer to  
11 shovel-ready. And we've had a lot of kind of  
12 financial pushback, and things have kept us from  
13 being where we'd like to be at this time. But we  
14 are -- we're very willing to work, and, you know,  
15 we have to work with whatever the Planning Board  
16 wants from us, whatever we end up with, and this  
17 hopefully gets us closer to that mission.

18 TRUSTEE ROBINS: I think it would have been  
19 ideal, obviously, if you had come in earlier to do  
20 this, but you didn't, so -- but I'm listening to  
21 Jared. And I really feel that, you know, a  
22 conditional approval is going to put the pressure  
23 on the Planning Board that Trustee Phillips and  
24 Trustee Brennan feel. I really feel that,  
25 you know, I mean, like I like the concept of the

1 project. Obviously, there's a lot of details that  
2 we don't know yet, but --

3 MR. BUCHOLZ: Me, too.

4 TRUSTEE ROBINS: So, you know, I'm inclined  
5 to support it right now. I just wanted to let  
6 you guys know.

7 TRUSTEE DOUGHERTY-JOHNSON: Yeah, I agree. I  
8 think -- I understand, again, like we're putting --  
9 what Patrick is saying, you're putting pressure --  
10 we're putting our thumb on the -- we're doing that  
11 by doing the pro-housing pledge. Like that's what  
12 we do as a Village Board, is like try to support  
13 things we want. And, again, I understand like  
14 we're not saying we want -- we support every single  
15 detail of this application, but do we support it  
16 getting revitalized and having housing there? I  
17 think generally I would, so that's where I'm at  
18 also.

19 MAYOR STUESSI: Patrick and Mary Bess, are  
20 there any conditions that would make you  
21 comfortable to support any Village letter?

22 TRUSTEE BRENNAN: I can't think of anything  
23 that would make me feel comfortable enough to  
24 provide this letter, but still have it open-ended  
25 enough. It just doesn't work for me. I wish I

1 could think of a solution that I was comfortable  
2 with.

3 TRUSTEE PHILLIPS: I've been trying to think  
4 of a solution, because that's what I've been doing  
5 the research in and going through with the  
6 application. And that's why I'm asking if we're  
7 definitely doing the one that's dealing with the  
8 demolition and the remediation. I believe that one  
9 at one point was looking for a letter of support of  
10 that, that if we did that, then it went on to the  
11 next phase of it, it was, it was under the  
12 impression that we were supporting it. That's,  
13 that's the impression I got. But you spoke to some  
14 of the people up at Empire Long Island, didn't you,  
15 about --

16 MAYOR STUESSI: Yeah, which would -- made it,  
17 made it clear that the other one, which is meant to  
18 be shovel-ready, definitely does not qualify, this  
19 one conceivably could, if it had more support  
20 relative to the application process itself. Again,  
21 you know, the challenges you both have illustrated,  
22 and, I mean, both of you have served on Planning  
23 and Zoning, I have not, I certainly understand the  
24 concerns.

25 TRUSTEE PHILLIPS: So could we limit it to,

1 and we need to double-check to make sure that  
2 that's what your application is saying, that it's  
3 for demolition and remediation of the property?

4 MR. BUCHOLZ: I don't know 100% about that, I  
5 can find out, though.

6 TRUSTEE PHILLIPS: I mean, if -- does --

7 MR. BUCHOLZ: The entirety, would the  
8 entirety --

9 MAYOR STUESSI: We would be supporting the  
10 ultimate redevelopment of it.

11 MR. BUCHOLZ: Yeah.

12 MAYOR STUESSI: It would need to be qualified  
13 that, you know, it has to meet standards.

14 MR. BUCHOLZ: I don't believe, yeah, I don't  
15 believe it was limited to demolition.

16 TRUSTEE PHILLIPS: I believe in the email --  
17 I'm sorry, I don't have it, I didn't bring it, but  
18 it said -- if anybody else remembers, Patrick, what  
19 did it say, demolition, remediation, and then there  
20 was something else on there.

21 TRUSTEE BRENNAN: I don't recall.

22 MAYOR STUESSI: Yeah, it's economic development,  
23 it's ultimately constructing something there. It's  
24 not just tearing the building down, that's a  
25 \$40,000 job, probably.



1 TRUSTEE PHILLIPS: Jared, is there some way  
2 that the letter could be constructed with those  
3 specific requirements and not going ahead and  
4 giving full support for the project?

5 ATTORNEY KASSCHAU: I think, I think it could  
6 be -- the letter could be made clear, and I think  
7 the record is certainly made clear after all of  
8 your discussion, that this is not approval for the  
9 final project. This is merely approval, a letter  
10 of support for their -- towards their grant application,  
11 just their -- you know, soliciting whatever the  
12 grantor is for the grant. You're not taking a  
13 position, nor can you take a position on the  
14 approval of a project, which will happen at a later  
15 time.

16 It's a little bit of a chicken and egg thing,  
17 too, because perhaps the grant funds are necessary  
18 in order to develop the plans for the project, and  
19 they need those funds in order to get the plans  
20 that you're looking for at this point, and that the  
21 Planning Board will eventually have to review and  
22 determine.

23 TRUSTEE PHILLIPS: What are you thinking, Patrick?

24 TRUSTEE BRENNAN: I don't think I can support  
25 it, not because I don't like the project, it's more

1 of a timing issue and where you are in the process  
2 here. Perhaps you could come back, and I don't  
3 know what the next deadline is, if there's another  
4 opportunity for this grant.

5 MR. BUCHOLZ: I'm not positive myself.

6 MAYOR STUESSI: Yeah, this one would be next  
7 year. There may be --

8 TRUSTEE BRENNAN: At the same time next year?

9 MAYOR STUESSI: Well, likely. One never  
10 knows if it gets adopted in the State budget or  
11 not. You know, there might be other potential  
12 grants available, hard to say.

13 TRUSTEE BRENNAN: Yeah.

14 TRUSTEE PHILLIPS: Please understand, I  
15 believe in the process. And having been around,  
16 and the Mayor's correct, I've served on Historic,  
17 Planning, and Zoning, okay, I fully believe the  
18 Planning Board is the best spot to make the  
19 decisions on a development as such as what you're  
20 doing. That's why I'm having a really hard time to  
21 skip over that fact. As I said, I wish you had  
22 come back or had been before Planning four months  
23 ago, where it was beyond the presubmission, and,  
24 you know, we had the actual report from the  
25 Planning Board, would be more helpful.

1           MR. BUCHOLZ: Absolutely. And just to your  
2 question, we would still, we would still be subject  
3 to everything, the Planning Board, all the  
4 oversight, no matter what. I just, to reiterate,  
5 think we'd be more prepared to deal with whatever  
6 they wanted from us with something like this.

7           I understand that, your point, that a letter  
8 could be seen as a de facto, you know, green light  
9 for anything we want to do, but that just wouldn't  
10 be the case because of the -- you know, the  
11 abilities of the Planning Board, the abilities of  
12 Zoning Board, the Building Department, everybody  
13 that we'll still have to go through, but I  
14 understand your point. Thank you.

15           TRUSTEE PHILLIPS: And I think the other  
16 point is your project is a big project, it's not a  
17 small one.

18           MR. BUCHOLZ: Oh, I know.

19           TRUSTEE PHILLIPS: And the community, the  
20 Village community and your neighbors haven't had a  
21 chance to comment on it yet. So that's another --  
22 that's where I'm kind of --

23           MR. BUCHOLZ: Understood, yeah.

24           TRUSTEE PHILLIPS: -- getting to, okay?

25           MR. BUCHOLZ: We had a small preview of that

1 in the presubmission, and mostly a lot of good  
2 support, which we're hopeful of. But we're always  
3 looking for feedback and willing to work with it.

4 TRUSTEE PHILLIPS: It's when that notice goes  
5 up on the peace of property that everybody has now,  
6 oh, something's going on. Right now it's just word  
7 of mouth, which --

8 MR. BUCHOLZ: So we had a little one up  
9 there, we had the presubmission one up there, not  
10 bright enough, though.

11 MAYOR STUESSI: I mean, it certainly sounds  
12 like there's a lot of support for seeing something  
13 happen there, once it gets through Planning and  
14 potentially ZBA, but, you know, I hear the concerns  
15 from the Board in regards to this. I also would  
16 like to support it, but I think we would need a  
17 supermajority in order to push this forward and  
18 everybody be comfortable with it.

19 I'd love to think that there might be some  
20 other things available that could be applied for,  
21 and I for one would very much want to support that  
22 at the right point as well.

23 Are there any other thoughts from anybody?

24 TRUSTEE BRENNAN: What was your comment? Why  
25 do we need a supermajority?

1 MAYOR STUESSI: Pardon me?

2 TRUSTEE BRENNAN: What did you say about the  
3 supermajority?

4 MAYOR STUESSI: I think for us as a Board to  
5 support this, it would be important to have it,  
6 because we're basically saying the Village Board  
7 supports this. Any further thoughts?

8 TRUSTEE PHILLIPS: I wish Matt was here.  
9 That's the other part of it. You know, I think he  
10 would be clearer in the description as to what's  
11 going on.

12 MR. BUCHOLZ: I'm sure he would. Yeah, I'm  
13 sure he would.

14 TRUSTEE PHILLIPS: His emails were extremely  
15 confusing, I'll be honest. Okay.

16 MR. BUCHOLZ: Yeah. No, understood. I'll  
17 pass that along to him. He wished he could, too,  
18 yeah. So he had circumstances beyond his control  
19 which kept him from it. But, yeah, he -- I think  
20 that would kind of be -- his main point was just,  
21 you know, we would like to be more shovel-ready,  
22 too. We would like to be approaching this from --  
23 you know, circumstances conspired against it, and  
24 we're just hoping to get shovel-ready as soon as  
25 possible, and, you know, have the, have the

1 finances to make it actually go through and work  
2 this time.

3 MAYOR STUESSI: Any other thoughts from  
4 anybody?

5 TRUSTEE DOUGHERTY-JOHNSON: I mean, I  
6 understand everyone's hesitation, but I also think  
7 it's -- and I'm not -- we vote on everything, like  
8 we don't always have supermajorities, so I'm not  
9 sure why in this case we would need one. But I  
10 understand the Board's hesitation, but I also think  
11 it's too bad not to support things that we, that we  
12 want to see.

13 TRUSTEE PHILLIPS: I don't see it --

14 TRUSTEE DOUGHERTY-JOHNSON: And I'm not  
15 really saying like we're not -- we're supporting it  
16 100%, but like to support money coming into the  
17 Village and things happening, that we say we  
18 support like housing, so that's just my thought.

19 MAYOR STUESSI: Would the Board be  
20 comfortable if something were drafted that we are  
21 supporting the potential redevelopment of the  
22 property, contingent on all approvals etcetera,  
23 etcetera, but not for the project as currently  
24 contemplated?

25 TRUSTEE ROBINS: You're talking about just a

1 general letter of support --

2 MAYOR STUESSI: Yeah, I --

3 TRUSTEE ROBINS: -- for the development of  
4 the property?

5 MAYOR STUESSI: I'm trying to parse words and  
6 I'm not sure how do we do it --

7 TRUSTEE ROBINS: Yeah.

8 MAYOR STUESSI: -- without, to your point,  
9 you know, I'm looking at you, Patrick, or Mary  
10 Bess, you know --

11 TRUSTEE PHILLIPS: No. As I said --

12 MAYOR STUESSI: -- supporting the project.

13 TRUSTEE DOUGHERTY-JOHNSON: Is an actual --  
14 like it's complete -- like you can't do the grant  
15 project without our letter of support, or it's just  
16 helpful?

17 MR. BUCHOLZ: No. I believe this one needs  
18 the letter of support.

19 TRUSTEE DOUGHERTY-JOHNSON: It's required?

20 MR. BUCHOLZ: Yeah, it's required.

21 TRUSTEE BRENNAN: I don't think I have  
22 anything else useful to add to this discussion.  
23 Just in general, I support the project, I'd like to  
24 see them succeed, but I -- because of the timing  
25 and because of the -- my concern about influencing

1 the Boards --

2 MAYOR STUESSI: Yeah.

3 TRUSTEE BRENNAN: -- I can't support the  
4 grant application at this time. And I'm sure  
5 that's going to be very unsatisfactory to  
6 Mr. Michel, but I'd like you guys to continue this  
7 process. And if and when there's other opportunities  
8 where the Village can help you obtain grants or  
9 other kinds of financial opportunities, I'll get  
10 behind that, if it's closer to ultimately what the  
11 real project is going to turn out to look like.

12 MAYOR STUESSI: Any other comments from  
13 anybody?

14 TRUSTEE DOUGHERTY-JOHNSON: No.

15 MAYOR STUESSI: I understand it as well. I  
16 think we're in a difficult position because of the  
17 status of it and where it is relative to everybody  
18 wanting to see you guys continue to be successful,  
19 build off of everything you've built off of, and  
20 create something new and exciting for the Village.

21 MR. BUCHOLZ: Yeah.

22 MAYOR STUESSI: You know, subject to, as  
23 they've all said, meeting involved approvals. Thank you.

24 MR. BUCHOLZ: Thank you.

25 TRUSTEE BRENNAN: Thank you.



1 MAYOR STUESSI: Anybody have anything else?

2 TRUSTEE PHILLIPS: The Auditorium, doesn't --  
3 she has to be shovel-ready.

4 MAYOR STUESSI: Yeah. That one's very clear,  
5 but it states it has to be shovel-ready. So I  
6 don't see, you know, how that's -- you know, that's  
7 a long ways away from that. If there's something  
8 else that they have, I -- again, I know we all want  
9 to see the Auditorium rejuvenated. The County did  
10 support them with a grant in order to, you know,  
11 fix the exterior of the property, and, hopefully,  
12 that will proceed. It is in contract right now, so  
13 it has not yet sold to the new owners.

14 TRUSTEE PHILLIPS: Right.

15 MAYOR STUESSI: And, you know, again, I think  
16 these are all things that if they come back, that  
17 the Board would very much want to support to see  
18 for the revitalization of that area over there, but  
19 we've got to get it a little bit further along.

20 TRUSTEE BRENNAN: Yeah, absolutely.

21 TRUSTEE ROBINS: They're literally right  
22 across the street from each other.

23 MAYOR STUESSI: Yep, yep.

24 TRUSTEE ROBINS: Yeah. No, it's a whole --  
25 it would be a whole revitalization of the area,

1 really, if both projects move forward, so.

2 MAYOR STUESSI: But, you know, as was  
3 mentioned, there's a number of different  
4 considerations, and, of course, need to go through  
5 public review, and, you know, applying to the ZBA  
6 as needed relative to eventual plans.

7 The only thing that's been filed for the  
8 Auditorium is they're in front of Historic, as was  
9 mentioned to us last week, for replacing the roof  
10 and then --

11 TRUSTEE PHILLIPS: Right.

12 MAYOR STUESSI: -- you know, fixing up the  
13 exterior of the project, and painting, etcetera,  
14 but there's nothing in front of the Planning Board  
15 as of yet in regards to it.

16 TRUSTEE BRENNAN: So the grant discussion for  
17 the Auditorium is off the table for the time being?

18 MAYOR STUESSI: For the moment, yes, unless  
19 there's something else that, you know, comes  
20 forward with it that I think we'd be able to  
21 support.

22 TRUSTEE BRENNAN: Well, I'd like to see the  
23 Auditorium succeed as well. They're both good  
24 projects for that neighborhood and --

25 TRUSTEE PHILLIPS: It's just the timing is --

1 TRUSTEE BRENNAN: Yeah.

2 MAYOR STUESSI: And I think there's some real  
3 benefits potentially with the 1943 property longer  
4 term if they do create some housing, that potentially  
5 there's even some, you know, State credits for  
6 as well.

7 TRUSTEE BRENNAN: Sure.

8 MAYOR STUESSI: Subject to meeting certain  
9 standards, as you mentioned, relative to whether it  
10 is defined as affordable or not, in which they  
11 might get some incentives as part of that.

12 Unless there's anything else, I'll make a  
13 motion to close the meeting.

14 TRUSTEE PHILLIPS: Second.

15 MAYOR STUESSI: All in favor?

16 TRUSTEE BRENNAN: Discussion. We're going to  
17 have an executive session? No?

18 TRUSTEE PHILLIPS: No.

19 TRUSTEE BRENNAN: Okay. I had --

20 TRUSTEE PHILLIPS: We were going to.

21 TRUSTEE BRENNAN: My mistake.

22 TRUSTEE PHILLIPS: I thought we were going  
23 to, but I solved the problem.

24 TRUSTEE BRENNAN: Okay.

25 TRUSTEE PHILLIPS: Okay.

1 TRUSTEE BRENNAN: Nothing further from me.

2 MAYOR STUESSI: Motion to close the meeting?

3 TRUSTEE PHILLIPS: I just seconded it.

4 MAYOR STUESSI: Okay.

5 TRUSTEE ROBINS: Second -- oh.

6 MAYOR STUESSI: All in favor?

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE BRENNAN: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE DOUGHERTY-JOHNSON: Aye.

11 MAYOR STUESSI: Aye.

12 Meeting is closed. Thank you, everybody.

13 TRUSTEE BRENNAN: Thank you.

14 (The Meeting was Adjourned at 7:15 p.m.)

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

STATE OF NEW YORK )  
 ) SS:  
COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on July 25, 2024, to the best of my ability.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of August, 2024.

*Lucia Braaten*  
\_\_\_\_\_  
Lucia Braaten

Negative Declaration Pursuant to  
New York State Environmental Quality Review Act  
Wetlands Permit Application of Rosemary W. Gutwillig  
109 Bay Avenue, Greenport, New York, 11944

WHEREAS, the New York State Environmental Conservation Law and the regulations of the Department of Environmental Conservation as contained in 6 NYCRR Part 617 require review of the possible environmental consequences of various actions under consideration by the Board of Trustees, and

WHEREAS, the Board of Trustees is considering the obligations of the Village of Greenport with respect to the wetlands permit application submitted by Rosemary W. Gutwillig, as owner, for the property located at 109 Bay Avenue, Greenport, New York, 11944, SCTM # 1001-5-3-1.2; and

WHEREAS, the Board of Trustees has considered the nature and impact of the proposed action; and

WHEREAS, the Board of Trustees has reviewed a Short Environmental Assessment Form prepared with respect to the proposed law,

NOW, THEREFORE, IT IS

RESOLVED, that the Board hereby finds and concludes that the Board of Trustees is the Lead Agency with respect to environmental impact review of the wetlands permit application submitted by Rosemary W. Gutwillig, as owner, for the property located at 109 Bay Avenue, Greenport, New York, 11944, SCTM # 1001-5-3-1.2; as defined in the State Environmental Quality Review Act and its regulations (SEQRA), and

- A. the wetlands permit application submitted by Rosemary W. Gutwillig is an Unlisted Action under SEQRA;
- B. the Board has considered the adoption of the proposed resolution;
- C. the Board has thoroughly reviewed the Short Environmental Assessment Form and the supplemental description of the proposed action;
- D. the Board also has considered the following factors and made the following conclusions in respect to its review of the environmental impacts of the proposed action:
  - i. the proposed action would not result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, nor any substantial increase in solid waste production, nor create a

substantial increase in the potential for erosion, flooding, leaching or drainage problems;

- ii. the proposed action would not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;
- iii. the proposed action would not impair the environmental characteristics of any Critical Environmental Area;
- iv. the proposed action would not conflict with the community's current plans or goals as official approved or adopted;
- v. the proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;
- vi. the proposed action would not result in a major change in the use of either the quantity or type of energy;
- vii. the proposed action would not create a hazard to human health;
- viii. the proposed action would not create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- ix. the proposed action would not encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;
- x. the proposed action would not create changes in two or more elements of the environment, no one of which would have a significant impact on the environment, but when taken considered together would result in a substantial adverse impact on the environment;

- xi. the proposed action would not create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;
- xii. the proposed action would not result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular;
- xiii. the proposed action would enhance the protection of the environment in the Village, in that it would preserve and maintain the existing character of the Village;

E. the proposed action would not have a significant adverse environmental impact;

F. no further environmental review is required with respect to the proposed action, and

G. the Mayor, or his designee, is authorized to execute the Short EAF in a manner consistent with the foregoing findings concluding that the proposed action will not result in a significant adverse environmental impact.