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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

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VILLAGE OF GREENPORT
BOARD OF TRUSTEES
REGULAR SESSION MEETING

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Third Street Fire Station
January 2, 2025
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
- CANDACE HALL ~ VILLAGE CLERK
- BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

All other interested parties

2 MAYOR STUESSI: I'd like to
3 make a motion to open the
4 January 2nd meeting. This is the
5 regularly scheduled Board meeting
6 for the December meeting just post
7 holiday. May I have a second,
8 please?

9 DEPUTY MAYOR PHILLIPS: Second.

10 MAYOR STUESSI: All in favor?

11 DEPUTY MAYOR PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR STUESSI: Aye.

14 TRUSTEE BRENNAN: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

16 MAYOR STUESSI: Motion
17 carries. Please stand for the
18 Pledge of Allegiance.

19 (Whereupon the Pledge of
20 Allegiance was recited.)

21 MAYOR STUESSI: Please remain
22 standing for a moment of silence
23 for the following Villagers:

24 Jaap Hilbrand,

25 Joan Ann Polywoda,

2 Richard Olszewski,
3 Nina Mazzaferro,
4 George Martin Agnew,
5 Delores Travers.

6 (Whereupon, a moment of silence
7 was held.)

8 MAYOR STUESSI: Please be
9 seated. Welcome, everybody, and
10 Happy New Year. It is officially
11 the second day of 2025. With
12 that, I've got a couple of
13 announcements.

14 Village Hall will be closed on
15 Monday, January 20th in observance
16 of Martin Luther King Day. The
17 180th Annual George Washington's
18 Birthday Celebration Parade
19 sponsored, of course, by our fire
20 department, is on Saturday,
21 February 15th of this year. And
22 the Village road crew will contain
23 pickup Christmas trees if left in
24 front of your house at the street
25 edge until January 31st.

2 These are all going out to
3 Orient State Park as a part of a
4 mulching project out there. So
5 it's a great way to reuse them.
6 Please just make sure lights,
7 decorations, and small children
8 are removed.

9 (Laughter.)

10 MAYOR STUESSI: With that,
11 we're -- the first public hearing
12 of the evening, the applicant is
13 not present and we are going to
14 keep it open. But I'm going to
15 make a motion to open it and see
16 if anybody from the public is here
17 to speak on behalf of it.

18 This is a public hearing
19 regarding the Wetlands Permit
20 Application from Joyce Kearns, as
21 Owner, submitted by David Bergen,
22 as agent for the property located
23 at 300 Atlantic Avenue, Greenport,
24 New York 11944, Suffolk County Tax
25 Map 1001-02-02-13.

2 Do I have a second?

3 DEPUTY MAYOR PHILLIPS: Second.

4 MAYOR STUESSI: All in favor?

5 DEPUTY MAYOR PHILLIPS: Aye.

6 TRUSTEE ROBINS: Aye.

7 MAYOR STUESSI: Aye.

8 TRUSTEE BRENNAN: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 MAYOR STUESSI: The public
11 hearing is open. Is there anybody
12 from the public that would like to
13 speak on this this evening?

14 (No response.)

15 MAYOR STUESSI: Okay. We
16 will make a motion to keep this
17 public hearing open until the
18 Board Work Session. Candace or
19 Brian, can you guys help me out
20 with the date?

21 VILLAGE CLERK HALL: Yes, I
22 believe it's the 23rd.

23 MAYOR STUESSI: Until the
24 Work Session on --

25 VILLAGE CLERK HALL: Sorry,

2 Regular Session. With the
3 schedule to publish, it will have
4 to be at Regular Session.

5 MAYOR STUESSI: Okay, so it
6 will remain open until the public
7 -- well, no, it's already open.

8 VILLAGE CLERK HALL: Excuse
9 me, I'm sorry. Correct.

10 MAYOR STUESSI: Work Session.

11 TRUSTEE DOUGHERTY-JOHNSON: The
12 16th.

13 VILLAGE CLERK HALL: 16th.

14 MAYOR STUESSI: Thank you.
15 We'll keep it open until the Work
16 Session on Thursday, January 16th.
17 May I have a second?

18 TRUSTEE ROBINS: Second.

19 MAYOR STUESSI: All in favor?

20 DEPUTY MAYOR PHILLIPS: Aye.

21 TRUSTEE ROBINS: Aye.

22 MAYOR STUESSI: Aye.

23 TRUSTEE BRENNAN: Aye.

24 TRUSTEE DOUGHERTY-JOHNSON: Aye.

25 MAYOR STUESSI: Next item up

2 is a public hearing regarding a
3 Wetlands Permit Application from
4 applicants Kathryn Sommo, as
5 Owner, submitted by Sean Gilligan
6 on behalf of Safe Harbor for the
7 property located at 1410 Manhasset
8 Avenue, Greenport, New York 11944;
9 Suffolk County Tax Map Number
10 1001-3-1-1.

11 All in favor? Pardon me, I need
12 a second.

13 DEPUTY MAYOR PHILLIPS: Second.

14 MAYOR STUESSI: All in favor?

15 DEPUTY MAYOR PHILLIPS: Aye.

16 TRUSTEE ROBINS: Aye.

17 MAYOR STUESSI: Aye.

18 TRUSTEE BRENNAN: Aye.

19 TRUSTEE DOUGHERTY-JOHNSON: Aye.

20 MAYOR STUESSI: Motion
21 carries.

22 Mr. Gilligan, if you'd like to
23 approach the podium and tell the
24 Board and the public about this
25 application. We, of course, have

2 had the information and it's been
3 posted publically.

4 MR. GILLIGAN: Hello,
5 everybody. Happy New Year.

6 MAYOR STUESSI: Happy New
7 Year. Thank you.

8 MR. GILLIGAN: Nice to see
9 you all again. Five years of
10 management, never once did I speak
11 in front of the Board and now I'm
12 here three months in a row. I
13 feel like we're old friends.

14 MAYOR STUESSI: That's what's
15 when you try AND move out of the
16 village and take care of other
17 projects.

18 MR. GILLIGAN: That's right,
19 yeah. What we are doing, members
20 of the public, we have an
21 application for Stirling Harbor
22 Marina is the address that was
23 noted, to do, essentially, two
24 projects there. One is to replace
25 a bulkhead in kind. It's our

2 J-dock bulkhead for those of you
3 who are familiar with the
4 property, like we have done
5 elsewhere on the property.
6 Otherwise, it will be replaced
7 with a vinyl sheathing, timber
8 frame bulkhead, raising
9 approximately 16 inches, I think,
10 to match the new standard height
11 allowed by DEC.

12 They'll be a total of five
13 trees, I think, removed within the
14 Village. We don't have our -- we
15 don't have a landscape design yet,
16 but it's certainly our intention
17 to restore, you know, whatever
18 greenery is removed, will be put
19 back in kind or in a similar
20 fashion to the rest of the marina.

21 The other component is a dock
22 reconfiguration of E-dock and
23 F-dock, right, Mike? So that will
24 remove a total of 22 boat slips
25 between the sizes of 35 feet and

2 50 feet and they will be replaced
3 with eight slips -- we will remove
4 seventeen 35-foot slips; three
5 45-foot slips and two 50-foot
6 slips and replace them with seven
7 80-foot slips, one 100-foot slip,
8 and three 40-foot slips.

9 And when I refer to the slip
10 size, really what I'm referring to
11 is the size of boat that could
12 potentially fit in that dock.

13 There's one dock that's 115 feet
14 long. Because of the shallow
15 water up near the bulkhead, you
16 really couldn't put 115 foot boat
17 there because the water is too
18 shallow. So that's the, quote,
19 100-foot slip. That's the extent
20 of the project.

21 MAYOR STUESSI: Are there any
22 questions from any Board members
23 before we take any public comment?

24 TRUSTEE BRENNAN: I have a
25 question, Mr. Gilligan. The

2 comment about raising the
3 bulkhead. You said it was to
4 raise it 18 inches or within
5 limits of what the DEC allows.
6 You're also saying it's to match
7 another bulkhead?

8 MR. GILLIGAN: The section of
9 bulkhead that's being replaced is
10 the only last remaining wooden
11 bulkhead in the marina with the
12 exception of the wooden bulkhead
13 that's directly under the building
14 on the opposite side of the
15 property.

16 All of the other bulkheads in
17 the property, they've been
18 replaced with vinyl, they've been
19 elevated, I think, 16 or
20 18 inches, whatever the -- you
21 know, the max. I think it was
22 discussed here a couple months
23 ago.

24 So that last remaining section
25 of bulkhead is quite a bit lower.

2 You step down to get to it. So
3 we'll be matching the height of
4 the balance of the marina.

5 TRUSTEE BRENNAN: Okay, so
6 you said it's about 347 or the --

7 MR. GILLIGAN: Yes.

8 TRUSTEE BRENNAN: And the
9 piece that's in the Village itself
10 is shorter than that?

11 MR. GILLIGAN: It is.

12 TRUSTEE BRENNAN: It's lower
13 than that as well because it's
14 dropped down there; is that
15 correct?

16 MR. GILLIGAN: No, it's not
17 any lower than -- 387 feet is the
18 total length that's to be
19 replaced. That entire section is
20 the same height throughout and
21 it's, like I said, about a foot
22 and a half lower than the rest of
23 the property.

24 TRUSTEE BRENNAN: Okay, and
25 you're also, in your description

2 here, you're saying you're going
3 to end up with a net loss in
4 square footage of slips and docks?

5 MR. GILLIGAN: On the dock
6 reconfiguration? Yes. We have a
7 net loss of square -- excuse me,
8 of square-foot coverage, you know,
9 shade over the bottom with
10 floating docks and a reduction in
11 total number of pile count as
12 well, yes.

13 TRUSTEE BRENNAN: All right,
14 so it's a reduction in square
15 footage, but you're reconfiguring
16 for larger vessels?

17 MR. GILLIGAN: Correct, yes.

18 TRUSTEE BRENNAN: Okay, thank
19 you.

20 MAYOR STUESSI: Julia, any
21 questions?

22 TRUSTEE ROBINS: No. I think
23 Patrick asked most of the things I
24 was going to ask, so that's good.
25 Thank you.

2 TRUSTEE BRENNAN: I have
3 another question. Did you see the
4 comments from the CAC, the Village
5 CAC?

6 MR. GILLIGAN: No, I did not.

7 TRUSTEE ROBINS: We just got
8 them an hour or two ago, right?

9 DEPUTY MAYOR PHILLIPS: No.

10 TRUSTEE BRENNAN: I think
11 they came months ago.

12 MR. GILLIGAN: Months ago?

13 DEPUTY MAYOR PHILLIPS: These
14 came back on 11/6.

15 MR. GILLIGAN: We should have
16 seen that.

17 VILLAGE CLERK HALL: Yeah.

18 DEPUTY MAYOR PHILLIPS: Yeah,
19 you should have.

20 MAYOR STUESSI: We'll make
21 sure to share it with them with you.

22 MR. GILLIGAN: Okay.

23 TRUSTEE BRENNAN: There's
24 some discussion in there about not
25 being able to provide a pumpout.

2 MR. GILLIGAN: I'd be happy
3 to speak on that.

4 TRUSTEE BRENNAN: Okay. Can you?

5 MR. GILLIGAN: Yes, yes.

6 It's my understanding, and things
7 may have changed, this is going
8 back several years, that for a
9 Wetland Permit to be issued by the
10 Village, a fixed dockside pumpout
11 station is required. This is in
12 particular difficulty for Stirling
13 Harbor Marina where we do not
14 have -- because of the layout of
15 the property, and frankly because
16 the lack of sewer access, we don't
17 have anywhere where we can legally
18 deposit pumpout.

19 We have a currently overtaxed,
20 but nevertheless we do have a
21 septic system, but because of the
22 federal regulations on boat
23 pumpout going to a septic system,
24 that's unacceptable, ironically,
25 considering our cemetery

2 neighbors, because of the risk of
3 formaldehyde.

4 At one point in time
5 formaldehyde was discuss used in
6 boat holding tank treatments. I'm
7 going back several decades now,
8 but still, I guess the thinking is
9 that there's potentially there's
10 old treatment around that somebody
11 might be using formaldehyde in
12 their holding tanks if you pump
13 that out and put it into the
14 ground, it's a pollutant. So any
15 boat pumpout needs to go to a
16 sanitary sewer from my
17 understanding of, I think, it was
18 amendment to the Clean Water Act.

19 TRUSTEE BRENNAN: So this
20 applies to both of the yacht
21 yards, both of the --

22 MR. GILLIGAN: It applies to
23 any marina pumping waste, yeah.

24 TRUSTEE BRENNAN: I mean, in
25 your case because they're both on

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septic.

MR. GILLIGAN: Yes, they are.

MAYOR STUESSI: So where does the waste go at your Montauk Marina? They don't have a sewer there, do they?

MR. GILLIGAN: No, they don't have a sewer. The Montauk Marina get's pumped out by the East Hampton town boat and it goes around the corner. They've got -- at the Cost Guard station, they've got a really big holding tank that the East Hampton boat pumps to.

TRUSTEE BRENNAN: Could you describe how the pumpout works in your situation?

MR. GILLIGAN: Sure. At Stirling what we did, for several years we've been running a pumpout boat. This year we brought in a larger pumpout boat. I think 300, 350 gallon tank. And we pumpout roughly 25 to 30 boats a week. We

2 pump the tanks. That boat runs to
3 Mitchell Park Marina and it pumps
4 out there.

5 So, you know, we do our best not
6 to put anything -- we do have a
7 fix pumpout station at Safe Harbor
8 Greenport, which is used very
9 sparingly. That shares a septic
10 system with the restaurant which,
11 again, is, you know, problematic.

12 But we use it in, you know,
13 emergency type -- I shouldn't say
14 emergency. If it's too windy or
15 conditions are too foul to get
16 over to Mitchell Park with the
17 pumpout boat. But even this year
18 that's been less of an issue with
19 the new, more capable boat.

20 MAYOR STUESSI: And what's
21 the capacity in this new boat?

22 MR. GILLIGAN: I think it's
23 300 or 350 gallons. I'm looking
24 at Ryan because he's -- it's right
25 in that range. I think 350.

2 AUDIENCE MEMBER: Yeah.

3 MAYOR STUESSI: I'm curious.

4 Have you projected what you
5 anticipate the needed pumpout of
6 all these big 80, 100-foot yachts
7 that are going to be coming in
8 verses a bunch of local sailers
9 and small power boats? I would
10 imagine it's going to be a hell of
11 a lot more -- pardon me, feces,
12 etcetera --

13 MR. GILLIGAN: We'll forgive
14 you.

15 MAYOR STUESSI: -- that needs
16 to be pumped out on these size of
17 boats.

18 MR. GILLIGAN: It could be.

19 MAYOR STUESSI: Especially
20 when people have been traveling
21 for a while.

22 MR. GILLIGAN: Well, it could
23 be. These boats move around a lot
24 and they don't like relying on a
25 pumpout at a marina to be able to

2 operate their boat. Obviously if
3 they then can't then get a
4 pumpout, then they're stuck and
5 the owner comes to town and the
6 captain gets fired because the guy
7 can't take a shower.

8 So mostly the bigger boats,
9 especially over 90, 100 feet, they
10 tend to treat the waste and then,
11 you know, while they're transiting
12 wherever they might be going, they
13 dump out in the ocean.

14 DEPUTY MAYOR PHILLIPS: Well,
15 they have different regulations
16 for pumpout -- I mean, for
17 discharge because inshore it's not
18 allowed at all, but as you get
19 further out, as long as it's
20 treated there's an area beyond
21 three miles I think it is --

22 MR. GILLIGAN: Yeah, there's
23 a three miles line. You know,
24 these boats, especially when you
25 get near 100 feet, they're almost

2 every weekend they might be going
3 to Martha's Vineyard or, you know,
4 you pick a destination. And so on
5 the way, they tend to empty their
6 tanks. Even out in Montauk we
7 very rarely see any bigger yachts
8 being pumped out. They store an
9 enormous amount of waste.

10 TRUSTEE BRENNAN: When you go
11 to Mitchell Park, your pumpout
12 boat, you're using the courtesy
13 pumpout on the west pier?

14 MR. GILLIGAN: Yes, yes.

15 TRUSTEE BRENNAN: And that's
16 a no-charge facility, right, for
17 anyone?

18 MR. GILLIGAN: Yes, that's my
19 understanding.

20 MAYOR STUESSI: Correct, yes.

21 MR. GILLIGAN: That was built
22 with -- I imagine that was built
23 with federal grant money.

24 DEPUTY MAYOR PHILLIPS: Yeah.

25 MAYOR STUESSI: Mary Bess, do

2 you have any questions?

3 DEPUTY MAYOR PHILLIPS: No.

4 I know what the dock looks like
5 and it's starting to fall apart.
6 And I'm not really -- I'm not sure
7 that you're really going to -- are
8 you -- as far as losing customers
9 for the smaller ones, you're
10 bigger yachts, do they stay there
11 stationary for a while or are they
12 going to be similar to what's over
13 in Stirling Harbor where they
14 can -- they'll stay months upon
15 months and then travel to a
16 different Safe Harbor facility?

17 MR. GILLIGAN: That's the
18 likely -- yeah, is that we're not
19 going to -- we don't anticipate
20 being like a transient destination
21 for that size boat. Those folks
22 usually want to be in Sag Harbor
23 or Montauk, Martha's Vineyard, you
24 name it.

25 I think that, you know, really

2 the business approach is an
3 adjustment to meet the market
4 demand where we've seen less and
5 less interest with the 30- and
6 40-foot slips, a lot of them being
7 vacant. We had over, roughly, a
8 dozen vacant 30- and 35- and
9 40-foot slips this past year
10 between the two yards.

11 Really what we're looking to do
12 is adjust to where we get a lot of
13 phone calls with folks 80 and
14 90 foot boats that are looking for
15 seasonal dockage, you know, not
16 necessarily transient dockage.

17 So if we can provide them a
18 home, that's what we're hoping to
19 be able to do is get the best use
20 out of our docks.

21 MAYOR STUESSI: Lily?

22 TRUSTEE DOUGHERTY-JOHNSON: I
23 don't have any questions right
24 now. Thanks.

25 TRUSTEE BRENNAN: I just had

2 another comment.

3 MR. GILLIGAN: Sure.

4 TRUSTEE BRENNAN: The
5 application materials were
6 professionally put together and it
7 was a nice package, so I
8 appreciate that. There was a
9 problem with the graphics and the
10 site plans of the work areas were
11 cropped out, so I couldn't
12 actually see the extent of the
13 work.

14 MR. GILLIGAN: Oh.

15 MAYOR STUESSI: So like where
16 you're putting the new floating
17 piers in and configuring it,
18 there's really no way to compare
19 the existing condition to the new
20 condition because they're got
21 cropped out of the image.

22 MR. GILLIGAN: Oh, I'm sorry.
23 They're actually overlaid.

24 TRUSTEE BRENNAN: They're
25 overlaid and it's partially --

2 MAYOR STUESSI: It's hard to
3 read.

4 TRUSTEE BRENNAN: It's hard
5 to read, yes. The entire package
6 is well put together, but the
7 important part, for me anyway, was
8 not legible.

9 MR. GILLIGAN: If it's
10 helpful, especially on the docks,
11 pages 2 and 3, page 2 shows the
12 existing footprint of dockage and
13 page 3 shows what that footprint,
14 the proposed footprint, would be.
15 So they are the same location
16 where the yellow highlighted docks
17 are being removed and the green
18 highlighted docks are the ones
19 that are being reinstalled in the
20 Village is that little piece of
21 red dock there that's outside the
22 Village, that's why it's a
23 different color. If that's
24 helpful.

25 MAYOR STUESSI: Where are you

2 in the process with your Southold
3 Town application?

4 MR. GILLIGAN: It's been
5 submitted. We haven't had a
6 meeting yet, but it's been
7 submitted.

8 MAYOR STUESSI: Okay. They
9 came out and did the review
10 though, as I understand?

11 MR. GILLIGAN: They did, yep.

12 MAYOR STUESSI: I had just --
13 as a point of clarity, some of the
14 Board members know, I had made a
15 request of the trustees to try
16 have our CAC go out and look at it
17 together at the same time and
18 unfortunately that didn't happen.

19 MR. GILLIGAN: They beat you
20 to it.

21 MAYOR STUESSI: What was
22 that?

23 MR. GILLIGAN: They beat you
24 to it by a couple of weeks.

25 MAYOR STUESSI: No, they were

2 supposed to notify us and they
3 didn't and I followed up to say
4 okay, is it scheduled yet and oh,
5 I'm sorry, we went.

6 MR. GILLIGAN: Okay.

7 MAYOR STUESSI: What is the
8 anticipated changes, if you can
9 talk high level, in that area too?
10 And just for background
11 information --

12 MR. GILLIGAN: Specifically
13 whereabouts.

14 MAYOR STUESSI: -- the work
15 that you're doing over there on
16 the dock configuration.

17 MR. GILLIGAN: Oh, up at the
18 Champlain (phonetic) Place Marina?

19 MAYOR STUESSI: Yeah.

20 MR. GILLIGAN: It's a similar
21 approach where we've got, you
22 know, quite a number of smaller
23 slips, mostly 20 foot slips, a
24 couple along the bulkhead on the
25 fix docks of 30ish size slips.

2 MAYOR STUESSI: So assuming
3 you get approval for this, when do
4 you intend on doing the work for
5 it?

6 MR. GILLIGAN: Over the next
7 two and a half years or so would
8 be a full jump-in. The bulkhead
9 we would do as soon as we were
10 able. So depending on what the
11 availability is of contractors, we
12 may try to get that done -- I
13 really don't see being able to get
14 it done this winter, so it would
15 have to be probably next autumn.

16 MAYOR STUESSI: Okay, so are
17 you renewing your current slip
18 holders in this area?

19 MR. GILLIGAN: Yes,
20 everybody's renewed. Yes, slip
21 contracts are out. We wouldn't be
22 removing anybody this year.

23 MAYOR STUESSI: Okay. But
24 somebody had some conversations
25 with some of them from some of the

2 feedback I've had from the
3 community about --

4 MR. GILLIGAN: Sure, yeah.
5 I've spoken pretty frankly to
6 anybody that asks us, you know,
7 what the situation is. And I'm
8 sure they'll be people, you know,
9 interested in what that's going to
10 look like. You know, we have, you
11 know, whatever that count was, 17
12 over so, 35-foot boats etcetera,
13 that are going to lose slips on
14 that dock.

15 People who are physically on
16 that dock may remain with us as
17 clients, may not. We've got, you
18 know, 370 or so slips across two
19 marinas, plus the annex, plus the
20 annex location as well, of, you
21 know, members that we'll look at
22 and assess based upon really the
23 quality of their commitment as
24 customers.

25 And to be frank, like any

1
2 business, we've got enough
3 customers that we can lose 22 or
4 whatever the total count is of
5 customers. We can ask them not to
6 return and it wouldn't be a big
7 deal.

8 Really it's very unlikely to
9 even come to us asking anybody not
10 to return. We've got, like any
11 marina, between 10 to 15 percent
12 attrition on any year. So even at
13 ten percent attrition that's 37
14 boats in a year that would
15 naturally not renew, be replaced
16 with new boaters, you know, the
17 boat might sell, they might get
18 out of boating, whatever it is.
19 So it's really unlikely that we
20 would even kick anybody out so to
21 speak.

22 MAYOR STUESSI: Okay. One of
23 the things Fred Field, who I want
24 to recognize tonight, we're going
25 to do something more formal, who's

2 our state assemblyman and just
3 retired after 30 years of service
4 to the state, which is really
5 incredible. And I'm also really
6 proud to announce that the
7 legislation that Fred and Senator
8 Palumbo sponsored bipartisan went
9 through the state house and
10 assembly, was signed by the
11 governor just before the holiday
12 here to update the CPF funding
13 which would allow for ten percent
14 of the fund in the town to go
15 towards Greenport, which is a
16 really wonderful thing.

17 MR. GILLIGAN: That's a great
18 thing for the Village.

19 MAYOR STUESSI: We've a lot
20 of work. I know you've got water
21 quality work you want to do with
22 us as well.

23 MR. GILLIGAN: Big win.

24 MAYOR STUESSI: So that will
25 be a big win. But, you know, one

2 of the things Fred said to me when
3 I first got into office is your
4 grocery store experience is going
5 to be very different than what
6 it's been to date. And I said,
7 well, what do you mean, Fred? And
8 he said, well, you're going to be
9 the only person other than those
10 that are elected alongside of you
11 that walk into the store with a
12 list and come out of the store
13 with a longer list.

14 And so I say that because a few
15 of the folks that approach me in
16 the grocery store or when I'm
17 riding my bike around town with
18 concerns about what might be
19 happening, I don't see them in the
20 audience here tonight. And so I
21 just want to be sure that I
22 represent them like I did in our
23 last meeting when we spoke briefly
24 about the dredging to say that
25 there is community concern about

2 locals losing their spaces.

3 And this isn't just a Greenport
4 thing. This is something that is
5 happening up and down Long Island
6 and the market is changing, as you
7 said, in a lot of ways. And this
8 isn't to make Safe Harbor out as a
9 big bad bully. You guys run a
10 very large and efficient business
11 and seem to care about the
12 community.

13 But I just want to make sure I
14 speak for the people that live in
15 the Village, have boat slips,
16 whether it's recreational or
17 somebody that's a bayman, those
18 are like gold. And you know, I
19 know from our own baymen slips
20 that we did this past year, spent
21 a bunch of money doing it because
22 it was sorely needed, I want to
23 say our list is a waitlist of
24 about eight to nine years right
25 now. And so your only hope of

2 getting one is somebody no longer
3 boating.

4 So I just, I bring it up as
5 being an important factor and
6 would hope you guys continue to,
7 to your point, keep in mind the
8 needs of the locals, not just your
9 business from other places.

10 And I know Safe Harbor has
11 developed this network now where
12 you're bringing boats from a lot
13 of other places.

14 MR. GILLIGAN: Yeah, I think
15 the important part there is that
16 locals are an important part of
17 our business, from employees to
18 customers. You know, members as
19 we call them. You know, we can't
20 just, you know, rely on some
21 people that come from far away and
22 it happens to be that these couple
23 of marinas that we have here have
24 a lot of folks that do come from
25 great distances to boat.

2 And Stirling Harbor Marina has
3 forever been a destination yacht
4 club, marina since it's inception.
5 You know, I think from a long,
6 long time ago.

7 But the important note here, I
8 think, at least from feedback I
9 had from members of the public,
10 from members, you know, customers
11 of ours, is that, you know, we are
12 responding to a change that we
13 feel, you know, I feel is our
14 responsibility as stewards of the
15 business to adjust to. We are not
16 forcing a change that will kick a
17 bunch of people out.

18 Up at the annex on Champlain
19 Place, which, obviously, is
20 outside of this conversation at
21 this point, but I think it's an
22 important part of the overall
23 conversation, where we've got
24 floating dock there with a whole
25 bunch of, you know, 15- to 22-foot

2 fishing boats that are owned by
3 folks who rent slips. It's
4 cheapest place in town to rent a
5 slip. Most of those boats are --
6 they'll have an option to rent
7 slips in Safe Harbor Greenport and
8 Stirling in smaller, different
9 locations. They're going to be
10 more expensive. If they they'd
11 like to stay with us there,
12 they're welcome to and if they'd
13 like to find a different place
14 that's a little cheaper,
15 obviously, they're welcome to do
16 that.

17 We have got three commercial
18 fishing boats, I think, at the
19 annex right now. One of them --
20 or four owned by three different
21 entities. One of those also rents
22 a slip with the Village. He has
23 told us he's not coming back next
24 year. His decision. We'll miss
25 him. He's a good little guard dog

2 at times. And the other three
3 boats, we have every intention of
4 taking care of. Part of the
5 configuration of the annex is to
6 leave about 130, or so, feet of
7 bulkhead that will be open. We
8 intend to have the oyster pond
9 guys there and, you know,
10 different places and as well as
11 Pete. You know Pete is there as
12 well.

13 DEPUTY MAYOR PHILLIPS: If I
14 could ask one question, just to go
15 back to the economics.

16 MR. GILLIGAN: Sure.

17 DEPUTY MAYOR PHILLIPS: I
18 think I heard you before say that
19 those who have slips that will be
20 displaced at some point will have
21 the opportunity to go into other
22 areas of Safe Harbor that may have
23 -- people have already left or
24 have decided not to renew their
25 slip and you do have -- how much

2 did you say every yearly you have
3 those who will not renew?

4 MR. GILLIGAN: Industry wide,
5 it's between 10 and 15 percent
6 natural attrition. So with 370
7 slips that's, you know, a minimum
8 of 35, 37 boats a year that would
9 normally just phase out and they'd
10 be replaced with new members.

11 DEPUTY MAYOR PHILLIPS: I
12 mean, I'm aware of the Baymen's
13 discussion because they were in to
14 see us and there's ways to
15 accommodate in other ways within
16 the harbor itself to accommodate
17 their servicing their part of the
18 industry.

19 MR. GILLIGAN: Yep.

20 DEPUTY MAYOR PHILLIPS: But I
21 do believe that part of the issue
22 that I'm hearing is people aren't
23 understanding that the boating
24 industry is changing. There are a
25 lot larger boats around and a lot

2 of people aren't buying the 20,
3 25-footers. They're going into
4 40, 50-footer boats and on up
5 because the economics, for a
6 while, has allowed them,
7 especially with COVID, there was a
8 lot of excess money coming.

9 Also I think we're also gaining
10 boaters coming from the south
11 shore over to here because the
12 rates are probably a little
13 cheaper.

14 MR. GILLIGAN: There's some
15 of that. There's definitely some
16 of that, yeah. You're right, the
17 average new boater in today's
18 world is not going out and buying
19 a 25-foot boat. They're buying
20 45-foot boats.

21 DEPUTY MAYOR PHILLIPS: Most
22 of those are trailering them I
23 believe.

24 MR. GILLIGAN: Yeah, and the
25 smaller under 20 feet, under 25

2 feet, they're all on trailers.

3 DEPUTY MAYOR PHILLIPS: I
4 think it's like everything in the
5 marine industry, we're used to a
6 lot the of the things in the past
7 that we've become accustomed to,
8 and it is changing. I mean, the
9 commercial fishing industry is
10 changing, the pleasure boat
11 industry is changing because it's
12 going along with the economics of
13 who has the money to honest with
14 you.

15 MR. GILLIGAN: Yes,
16 absolutely. That's what business
17 is, yeah.

18 DEPUTY MAYOR PHILLIPS: Okay,
19 all right, thank you.

20 MAYOR STUESSI: But before we
21 open it to anybody from the
22 public, I would just ask as a
23 large business and a large, you
24 know, employer of folks in the
25 Village and the town, give

2 consideration to some of those
3 other folks. Because at the end
4 of the day, there's a lot of money
5 coming in and this is a lot like
6 the housing conversation we're
7 having right now.

8 We can just put our hands up and
9 say we're not going to do anything
10 about housing and let everybody
11 buy housing where the minimum
12 entry now is a million dollars to
13 buy a place in the Village of
14 Greenport now. But we all have to
15 work together to find solutions.
16 And I'd love to see you or
17 somebody from Safe Harbor
18 participate with the Village as we
19 work to find some housing
20 solutions too. Because you know
21 better than me --

22 MR. GILLIGAN: Oh, boy --

23 MAYOR STUESSI: I don't
24 employ anybody in the -- well, I
25 do through the Village. We employ

2 a number of people.

3 MR. GILLIGAN: I was weeks
4 from losing that guy right there.
5 He's one of our best employees,
6 Ryan. I was weeks losing him
7 until he finally found a place.

8 MAYOR STUESSI: Yeah, you
9 heard me at the last meeting talk
10 about this and it's a critical
11 issue. I mean, we're not going to
12 be able to retain and recruit
13 people to work for the Village,
14 let alone find new fireman, people
15 to work for you or the hospital,
16 if we don't find solutions to
17 create some balance.

18 MR. GILLIGAN: Yeah.

19 MAYOR STUESSI: With that, is
20 there anybody from the public that
21 would like to speak this evening
22 on this application?

23 (Audience member indicating.)

24 MAYOR STUESSI: Yes,
25 Mr. Saldino. Thank you, Sean.

2 MR. GILLIGAN: Thank you.

3 MR. SALADINO: Happy New
4 Year, folks. John Saldino, I live
5 on Sixth street.

6 MAYOR STUESSI: You're new
7 around here, right?

8 MR. SALADINO: I'm sorry?

9 MAYOR STUESSI: You're new
10 around here?

11 MR. SALADINO: Today, first
12 day.

13 MAYOR STUESSI: First time
14 this year.

15 MR. SALADINO: First time
16 this year. In the interest of
17 full disclosure, I was a member of
18 the Conservation Advisory Counsel
19 when the last Wetlands Application
20 came up from, I think at that time
21 it was Brewers, not even Stirling
22 Harbor -- not even Safe Harbor.
23 And the portion that Sean talked
24 about, J-dock, K-dock?

25 MR. GILLIGAN: The bulkhead?

2 MR. SALADINO: The bulkhead,
3 yeah.

4 MR. GILLIGAN: J-dock.

5 MR. SALADINO: J-dock. The
6 CAC had made a recommendation, as
7 it always does, that the -- that
8 the company provide better access
9 to sanitary control, better access
10 to pumpout.

11 They had a pumpout boat -- at
12 that time they didn't even have a
13 pumpout boat. They got a pumpout
14 boat and it was inadequate and it
15 was for both yards. It was
16 inadequate. The suggestion that
17 the CAC made to Brewers at the
18 time -- it was a different general
19 manager, was that they increase
20 the amount of pumpout boats that
21 they had. Either put in a
22 dockside pumpout facility -- the
23 manager at the time showed the
24 sanitary maps and they were --
25 they didn't have the capacity.

2 So he suggested two pumpout
3 boats to service both yards. We
4 made that recommendation to the
5 Village Board at that time.
6 Brewers' solution to that or
7 response to that suggestion was to
8 withdraw the permit. They decided
9 they weren't going to progress the
10 permit instead of taking the advice.

11 So I would make that same -- as
12 a member of the public now, not as
13 a member of the CAC, I would make
14 that same recommendation. I
15 believe Sean when he said that
16 it's a 350-gallon tank. That's a
17 big tank. But an 80-foot boat
18 probably has a 200-gallon holding
19 tank. To service 3 or 400 boats,
20 one pumpout boat is not best
21 practice.

22 They have a facility in Pilots
23 Point. It's a big yard, it's
24 1,100 boats, but they have a
25 dockside pumpout and they also

2 have five pumpout boats.

3 MR. GILLIGAN: No, we don't
4 we have two operating pumpout
5 boats. It's a 700 slip marina
6 with two pumpout boats.

7 MR. SALADINO: I apologize,
8 but they also have dockside
9 pumpout at the fuel dock, right?

10 MR. GILLIGAN: Yes, we do.

11 MR. SALADINO: Okay. So the
12 last time I was there, a few years
13 ago, they five boats.

14 MR. GILLIGAN: Sure.

15 MR. SALADINO: So I would
16 make that recommendation to you
17 guys. I'm not a member of the
18 CAC, but if we're talking about a
19 big dollar project, to add an
20 additional pumpout boat wouldn't
21 be -- wouldn't be that much of a
22 big deal financially for them.

23 Also, we heard Sean admit that
24 Brewers -- Safe Harbor Greenport
25 has a pumpout facility. We also

1
2 heard him admit that it's illegal
3 to put boat waste into that
4 pumpout facility. But it's a
5 small creek; it's a lot of boats.
6 Whether we want to admit it or
7 not, if a guy shows up and he's
8 not going any place for the
9 weekend and his holding tank is
10 full and there is no pumpout
11 available, it's going in the
12 creek.

13 I was a customer at Stirling
14 Harbor for 26 years and I've seen
15 it a thousand times, without
16 exaggeration -- well, maybe it's
17 an exaggeration. 200 times I've
18 seen. So if we're concerned about
19 the water quality at a Stirling
20 Creek, an additional pumpout boat
21 wouldn't be cost prohibitive. You
22 know, I understand they would need
23 an operator, but, you know, the
24 kids that operate the boat, they
25 make a lot of money. I'm sure

2 they can get somebody to do it,
3 you know, for tips. But that
4 would be my recommendation. Thank
5 you. Thanks for listening.

6 MAYOR STUESSI: Thank you,
7 sir.

8 MR. SALADINO: I have no
9 comment about the dock
10 configuration. I just think it's
11 whatever.

12 TRUSTEE BRENNAN: Are you
13 going to ask the CAC if they want
14 to speak?

15 MAYOR STUESSI: Paul, did you
16 wish to say anything beyond what
17 was in your report?

18 MR. KREILING: I do not. The
19 only thing that I can say --

20 MAYOR STUESSI: If you don't
21 mind approaching the podium,
22 please? Thank you.

23 MR. KREILING: Paul Kreiling
24 149 Sixth Street. I am a member
25 of the CAC. I did review the

2 proposal. I am also aware of most
3 of these 80-foot boats and I have
4 been instrumental in installation.
5 Most of these larger boats have a
6 system unlike you would think they
7 have. They have hydrogen
8 peroxide, they have their own
9 graywater separation to the
10 blackwater. They actually have
11 pretty intense systems within the
12 boat. And for them to go three
13 miles offshore and have this
14 semi-treated waste go overboard,
15 it's not -- it's not within --
16 without of their ability to do
17 that. They do that regularly.

18 In fact, most captains, when
19 their owner is coming up, they
20 make sure that they do that.
21 That's part of the whole process.

22 An 80-foot boat has a system
23 unlike most boats that just pump
24 it into a tank and then pump it
25 out. They have their own

2 processing systems. I've
3 installed two; two now that have
4 been a plumber's nightmare.

5 (Laughter.)

6 MR. KREILING: But they do
7 have these systems and most are
8 fairly compliant because we are
9 not the only place that they are
10 going. There are much more
11 stringent places that they go;
12 cities, harbors, things like that.

13 And I mean, whereas I'm not a
14 big proponent to having more large
15 boats go into the marina, and,
16 gosh, I only have a 30-foot boat,
17 so I mean, I like the little slips
18 and all that, but I do see the
19 change in the industry and that's
20 the way it's going and you can't
21 close your eyes.

22 So I don't see a problem with
23 their pumpout facility. I just
24 think that there has to be some
25 diligent enforcement and I don't

2 know how to do it. Thank you.

3 MAYOR STUESSI: Well, we've
4 made requests to the town to
5 increase their staffing in both
6 the bay patrolling and the
7 policing. So we will continue to
8 do that at our next meeting to.

9 Is there anybody else from the
10 public that would like to speak
11 this evening on this?

12 (Audience member indicating.)

13 MAYOR STUESSI: Yes. Can you
14 please approach the podium. Good
15 evening, Happy New Year.

16 MS. DECRUZ: Thanks Paul.
17 Margaret Decruz, 25 Washington
18 Avenue. I don't know much about
19 this topic. I just have a
20 question. You're going to take
21 some of the slips away for small
22 boats and put in places for large
23 yachts. Do you know how many
24 spaces --

25 MAYOR STUESSI: So he

2 actually went through all this
3 before you arrived.

4 MS. DECRUZ: Oh, okay.

5 MAYOR STUESSI: So what I
6 would request, just in the --

7 MS. DECRUZ: Alright, because --

8 MAYOR STUESSI: You can watch
9 it and it's also attached to the
10 meeting minutes.

11 MS. DECRUZ: Okay, all right.

12 I see so many large yachts and I
13 actually wish that we weren't
14 catering to a lot of the large
15 yacht and rich people. That's my
16 feeling because we already have a
17 lot of rich people coming in and
18 we're trying to keep the flavor of
19 our community. Thank you.

20 MAYOR STUESSI: Thank you.

21 Is there anybody else that would
22 like to speak on this?

23 (No response.)

24 TRUSTEE BRENNAN: I just have
25 a comment. When Mr. Kreiling

2 spoke, he said that he was a
3 member of the CAC. Paul, are you
4 currently an employee at Safe
5 Harbor?

6 MR. KREILING: No.

7 TRUSTEE BRENNAN: I just want
8 to clarify that. Thank you.

9 MR. KREILING: Client.

10 MR. GILLIGAN: May I speak
11 just to John Saladino's comment?

12 MAYOR STUESSI: Sure. You're
13 welcome to go to the podium.
14 Thank you, Sean.

15 MR. GILLIGAN: Just to your
16 comment, John --

17 MAYOR STUESSI: If you don't
18 mind just restating your name.

19 MR. GILLIGAN: So sorry.
20 Sean Gilligan representing Safe
21 Harbor, 500 Beach Road.

22 John, you mentioned the number
23 of boats that would, you know,
24 flush their toilets in the harbor,
25 that sort of thing. It's been a

2 couple years since you've been a
3 client of ours. Was it two years
4 or three years?

5 MR. SALADINO: Two years.

6 MR. GILLIGAN: I totally
7 agree with you. That's the reason
8 that we more than doubled the
9 capacity of the pumpout boat that
10 we have. We staff it 50 hours a
11 week, I think, roughly. And
12 you're absolutely right and we
13 have the same concern about, you
14 know, dirtying up the waterway and
15 that's why we've increased the
16 capacity we have and we've taken
17 that action.

18 It has nothing to do with the
19 bigger boats coming in, which
20 would really reduce the burden on
21 us. You know, we want to keep the
22 waterways clean too and that's we
23 have -- you know, it's a \$100,000
24 investment. That was the only
25 comment I had. Thank you.

2 MAYOR STUESSI: Thank you.

3 I'm going to make a motion to keep
4 this hearing open until our next
5 meeting, which is, again, Thursday
6 January 16th. Is there is second
7 from the Board on that?

8 TRUSTEE DOUGHERTY-JOHNSON:

9 Second?

10 MAYOR STUESSI: All in favor?

11 DEPUTY MAYOR PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR STUESSI: Aye.

14 TRUSTEE BRENNAN: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

16 MAYOR STUESSI: Motion
17 carries. Thank you, gentlemen.

18 The next item on the agenda --
19 Brian?

20 VILLAGE ATTORNEY STOLAR: Yes.

21 MAYOR STUESSI: Because this
22 is one applicant and each of the
23 two public hearings really work
24 together --

25 VILLAGE ATTORNEY STOLAR: The

2 answer is yes.

3 MAYOR STUESSI: -- can we do
4 both of them together?

5 VILLAGE ATTORNEY STOLAR: If
6 it's more efficient to do it that
7 way, I would do it that way.

8 MAYOR STUESSI: Okay. The
9 next item on the agenda is two
10 public hearings. I'm going to
11 read them in sequence and make a
12 motion to open both of them at the
13 same time.

14 The first one is a public
15 hearing regarding the proposal of
16 the law amending the zoning map to
17 reclassify certain property
18 designated on the Suffolk County
19 Tax Map as 1001-004-08-28 from R-2
20 One- and Two-Family Residence
21 District to CR Retail Commercial
22 District.

23 And the second one is a public
24 hearing regarding the proposed
25 local law amending the zoning map

2 to reclassify certain property
3 designated on the Suffolk County
4 Tax Map as 1001-004-008-part of 29
5 from R-2 One- and Two-Family
6 Residence to CR Retail Commercial
7 District.

8 These are on behalf of the
9 entity doing business as The
10 Greenporter Hotel. May I have a
11 second, please?

12 DEPUTY MAYOR PHILLIPS: Second.

13 MAYOR STUESSI: All in favor?

14 DEPUTY MAYOR PHILLIPS: Aye.

15 TRUSTEE ROBINS: Aye.

16 MAYOR STUESSI: Aye.

17 TRUSTEE BRENNAN: Aye.

18 TRUSTEE DOUGHERTY-JOHNSON: Aye.

19 MAYOR STUESSI: Motion
20 carries. The public hearing is
21 open. The applicant can please
22 state your name and address and
23 speak to this. Thank you.

24 MS. HOEG: Sure. Good

25 evening, Board Members. Happy New

2 Year. Karen Hoeg from Twomey
3 Latham. The address is 33 West
4 Second Street, Riverhead, New
5 York. Here with me this evening
6 are Dillon Prives on behalf of the
7 Greenporter Hotel; Jonathan Kirby
8 of Workshop/APD, architect on the
9 project; and Scott Reisinger of
10 Nelson Pope, the engineer on the
11 project.

12 Before turning to Mr. Prives, I
13 wanted to provide some background
14 on the reason why we are here on
15 this change of zone application.
16 And as a matter of housekeeping,
17 we did file the additional filing
18 fee this afternoon with Candace.

19 As you are aware, the
20 Greenporter Hotel has a pending
21 site plan and conditional use
22 application before the Planning
23 Board to enlarge the hotel and
24 restaurant including various site
25 improvements. As part of

1
2 discussions with the Planning
3 Board and pursuant to their
4 April 1, 2024 presubmission
5 report, at Page 14, the Planning
6 Board recommended that the
7 applicant consider acquiring the
8 neighboring property or use of
9 other nearby privately owned
10 property to address parking needs,
11 subject to complete screening and
12 ensuring that visual aesthetics
13 and environmental consequences,
14 such as noise and odor, do not
15 negatively impact the surrounding
16 residential district and that
17 there's no negative impact to
18 on-site emergency services or
19 result in on-site queuing.

20 After much thought, the
21 applicant entered into a contract
22 to purchase the northerly vacant
23 parcel, which is 8,660 square feet
24 in size and located at 220 Forth
25 Avenue known as tax lot 28 in the

2 application. The adjacent vacant
3 parcel is zoned R-2, which brings
4 us to why we are here today.

5 I have handouts for the Board
6 members, which I think will be
7 helpful in giving an overall
8 understanding. It's the same
9 that's on the poster board. I
10 think it's a little easier to see
11 (handing).

12 DEPUTY MAYOR PHILLIPS: Thank
13 you.

14 MS. HOEG: You're welcome.

15 MAYOR STUESSI: Counselor, if
16 I can interject for a quick second?

17 MS. HOEG: Sure.

18 MAYOR STUESSI: I believe I
19 heard you say that you purchased?
20 The hotel --

21 MS. HOEG: It's in contract.

22 MAYOR STUESSI: Okay, so it
23 has not been purchased?

24 MS. HOEG: No. It's in
25 contract to be purchased. Yes,

2 that's correct.

3 MAYOR STUESSI: Okay. I
4 watch these things and didn't see
5 anything close on it.

6 MS. HOEG: No, we're in
7 contract. The hotel property lies
8 in the westerly beginning of the
9 Commercial District. The
10 Greenporter Hotel situated upon
11 three tax map lots known as
12 District 1001, Section 4, Block 8,
13 Lots 29, 30 and 31. Lots 30 and
14 31 are in the CR Retail
15 Commercial, as can you see on the
16 first page, and a small sliver of
17 Lot 29 is in a split zone with a
18 northerly portion in R-2 and a
19 southerly portion in CR Retail
20 Commercial.

21 The first and second page of
22 your packets shows the tax lots
23 with an overlay of existing site
24 conditions. Historically, Lot 29
25 has been used in connection with

2 the hotel as parking and the
3 northwesterly corner of the
4 westerly hotel building. One of
5 our requests is to amend the
6 current zoning map to eliminate
7 the split zone and accurately
8 reflect tax lot 29's use as part
9 of the hotel complex, amending tax
10 lot 29 to CR.

11 That brings us to lot 28, which
12 is the lot that we're currently in
13 contract for. We are seeking to
14 change the zone of the northerly
15 vacant lot, which -- so that the
16 hotel can accommodate parking as
17 part of their redevelopment plan.
18 Lot 28 is not nonconforming as it
19 does not meet the lot width under
20 Section 150-12A. Construction of
21 a modest single-family dwelling on
22 this lot would require significant
23 variance relief.

24 If you turn to C-101 in your
25 package, which is the last page,

1
2 you will see that the building
3 envelopes for that particular tax
4 lot is noted. Based upon our
5 research, Lot 28 has historically
6 been a vacant parcel.

7 As noted on the plans
8 specifically designated as L-000,
9 the proposed parking area on Lot
10 28 would be screened from
11 neighboring residential properties
12 and the adjacent northerly
13 residential parcel. Landscaping
14 and screening buffers will be
15 further vetted during the site
16 plan application before the
17 Planning Board.

18 The zone change will allow for
19 parking on the premises to become
20 more code compliant and will
21 address concerns raised by the
22 Planning Board in its April 2024
23 report. We also believe it will
24 improve traffic flow and ingress
25 and egress on hotel property. And

2 as you can note on the plans
3 showing the redevelopment, you'll
4 see that the curb cut has also
5 been shifted slightly north to be
6 on the tax lot 28.

7 So at this time, I'd like to
8 turn it over to Dillon and he can
9 explain a little bit more about
10 the redevelopment project.

11 MR. PRIVES: Dillon Prives,
12 326 Front Street. Good evening,
13 Board members. Happy New Year.
14 So following up from where Karen
15 left off, I can give a little
16 overview of what our intentions
17 are for the hotel redevelopment.

18 So we are currently planning on
19 putting a -- proposing to add a
20 third story onto the existing
21 structure, which would increase
22 our room count by 22 guest rooms
23 for a total of 56. And then we
24 would also be, as part of that
25 expansion, would be expanding the

2 footprint of the restaurant and
3 adding an additional 20 seats,
4 going from 45 to 65.

5 As part of that we'd also be
6 doing a substantial renovation to
7 the center courtyard; redeveloping
8 the pool area; the lobby, which is
9 on the left-hand side of the
10 building, would also be slightly
11 expanded to match the restaurant
12 expansion; and the parking lot
13 would have a properly sized ADA
14 parking spaces, a loading zone,
15 and pickup and drop off area. I
16 can go into more detail for any
17 specific questions, but that's the
18 general synopsis of what the hotel
19 renovation will consist of.

20 MAYOR STUESSI: Julia, do you
21 have any questions?

22 TRUSTEE ROBINS: No. I
23 looked this over. I did have, I
24 mean, a comment to make that, yes,
25 Lot 28, I believe, is a

2 nonconforming lot. I know there's
3 been some conversation about the
4 possibility of putting a house on
5 it, I but I don't really feel it's
6 the appropriate location for a
7 house. It would need multiple
8 variances and relief.

9 MR. PRIVES: That's correct.

10 MAYOR STUESSI: Patrick?

11 TRUSTEE BRENNAN: Yeah, I
12 have a question about the
13 alignment plan shown on C-102.
14 This site plan seems to only
15 indicate the lots as being one
16 large lot.

17 So, for example, on the north
18 side, the proposed hotel, you've
19 shown setbacks that are
20 dimensioned all the way across Lot
21 29 I believe. So it seems to
22 indicate that the lots are merged.
23 Is that your intention?

24 MR. PRIVES: It's our
25 understanding that the lots would

2 have to be merged in order to
3 build on them. I think, Karen, if
4 would you like to speak on that?

5 MS. HOEG: Sure.

6 MR. PRIVES: If they don't
7 have to be merged, our preference
8 would be to not to merge them.

9 MS. HOEG: Right. Our
10 understanding is that in the event
11 that this particular Lot 28 is
12 allowed to have the zone change
13 and used in connection with the
14 remaining hotel property, it would
15 have to be merged as under one
16 ownership, so that tax lot 28, 29,
17 30 and 31 would be owned by the
18 same owner.

19 MAYOR STUESSI: Brian, could
20 you speak to that issue? I
21 believe our code doesn't allow for
22 lot mergers. What would need to
23 be done if the Board did want to
24 consider allowing this to move
25 forward?

2 VILLAGE ATTORNEY STOLAR: It
3 provides that they can get from
4 the Zoning Board, essentially, a
5 variance from the merger
6 provision. So that's a
7 possibility as long as this
8 current code section exists. But
9 it specifically does provide that
10 mergers are prohibited.

11 MS. HOEG: It also provides,
12 I believe, that nonconforming lots
13 can merge, correct?

14 VILLAGE ATTORNEY STOLAR:
15 That's correct.

16 MAYOR STUESSI: Do you have
17 any other questions, Patrick?

18 TRUSTEE BRENNAN: And how is
19 Lot 29 -- 29 is the residential
20 lot, in what aspect is it
21 nonconforming when you say that?

22 MS. HOEG: Lot 29 is the
23 split zone lot. So it resides in
24 two zoning districts. It's -- a
25 portion of it is in the

2 Residential District and a portion
3 of it -- the south portion is in a
4 CR District.

5 TRUSTEE BRENNAN: Right. So
6 actually I'm referring to lot 28.
7 So how is lot 28 a nonconforming
8 lot?

9 MS. HOEG: It does not meet
10 lot width requirements under the
11 Village code.

12 TRUSTEE BRENNAN: Width;
13 okay, thank you.

14 MS. HOEG: And given the
15 building envelope, if you look at
16 the last page, I mean, in order to
17 put a single family house there,
18 you would need significant
19 variances, you know, unless you
20 can design something to fit within
21 the envelope, which, you know, I'd
22 leave that up to an architect,
23 but, you know, it's a small lot
24 within the district.

25 TRUSTEE BRENNAN: Brian, I

2 believe we were contemplating
3 putting a covenants and
4 restrictions on Lot 28, or that
5 idea was suggested by you, I
6 believe, Brian?

7 VILLAGE ATTORNEY STOLAR:

8 That would be -- if you were to
9 approve for the purposes which are
10 being expressed by the request or
11 the applicant, I would recommend
12 that you incorporate limitations
13 through covenants and restrictions
14 that provide for what you
15 anticipate to be this property to
16 be utilized going forward so that
17 it doesn't extend potentially in
18 an adverse way into the
19 Residential District, should a
20 subsequent use be made of a CR
21 property.

22 So, for instance, where it's
23 being proposed for parking and
24 buffer area, you should provide
25 for some limitation in accord with

2 that request.

3 TRUSTEE BRENNAN: Okay, but
4 effectively in the merger, that
5 lot -- I'm sorry, Lot 28,
6 essentially, goes away.

7 VILLAGE ATTORNEY STOLAR: It
8 would essentially be one tax lot.

9 TRUSTEE BRENNAN: So
10 covenants and restrictions would
11 then be on --

12 VILLAGE ATTORNEY STOLAR:
13 Limited to a -- instead of calling
14 it a tax lot, you could do it
15 based on the linear measurements
16 for instance, that that area shall
17 be used only for the expressed
18 purposes that are defined in your
19 CNR's.

20 MAYOR STUESSI: Northwestern
21 portion of the property, 50 feet
22 by 80 feet, whatever it is.

23 VILLAGE ATTORNEY STOLAR:
24 Whatever the equivalent lot is
25 now, yeah.

2 MAYOR STUESSI: Okay.

3 TRUSTEE BRENNAN: And we're
4 talking about both hearings
5 together here, right?

6 MAYOR STUESSI: Yes.

7 TRUSTEE BRENNAN: So, Brian,
8 I had asked you to clarify on
9 lot -- the split zone lot, Lot 29.
10 I had posed the question to you
11 about whether it was required to
12 change the zoning because we have
13 a provision in our code for split
14 zone to address split zone lots.

15 VILLAGE ATTORNEY STOLAR:

16 Let's come back to that.

17 TRUSTEE BRENNAN: So let's
18 see. So I think I asked you this
19 question on December 10th. So
20 session 155-D of the Village code
21 allows split zone lots to
22 effectively use the less
23 restrictive use within certain
24 conditions.

25 VILLAGE ATTORNEY STOLAR:

2 Which would you deem to be the
3 less restricted lot?

4 TRUSTEE BRENNAN: The --

5 VILLAGE ATTORNEY STOLAR:
6 Residential?

7 TRUSTEE BRENNAN: No. The
8 commercial is the -- well, it has
9 to be one or the other. So it's
10 not up for me to determine that,
11 but I would think that the more
12 intense use of the commercial is
13 the less restrictive use, the way
14 I see that.

15 VILLAGE ATTORNEY STOLAR: Let
16 me read this again and I'll give
17 you an answer before we're done
18 with the hearing.

19 TRUSTEE BRENNAN: Okay. So
20 you know that there is a
21 provision, right, that says under
22 certain conditions there's a
23 50 percent rule and a 30 foot rule
24 that apply to this lot that would
25 effectively make the lot allow for

2 the commercial use, if my
3 understanding is correctly,
4 without having to go through this
5 change of district here.

6 VILLAGE ATTORNEY STOLAR:

7 Just for the split lot, but let me
8 look at it and I'll give you an
9 answer.

10 TRUSTEE BRENNAN: Okay.

11 MAYOR STUESSI: Do you have
12 more questions for the applicants
13 while he's looking at that?

14 TRUSTEE BRENNAN: No, I don't
15 think so. Thank you.

16 MAYOR STUESSI: Mary Bess?

17 DEPUTY MAYOR PHILLIPS: No.
18 Actually I'm more interested in
19 hearing what the public has to
20 say. I have some knowledge of the
21 historic basis of this going back
22 to when the Levin's owned it. So
23 I'll just -- I'm more interested
24 in hearing what the public has to
25 say. Okay, thanks.

2 TRUSTEE DOUGHERTY-JOHNSON: I
3 don't have any questions for the
4 applicant. Thank you.

5 MS. HOEG: Thank you. And
6 also, Mr. Brennan, just to let you
7 know, that when the CO's were
8 issued and the site plans were
9 approved previously on the
10 property, that Lot 29 was in a
11 split zone.

12 TRUSTEE BRENNAN: Correct.
13 It's been in a split zone. It
14 hasn't changed.

15 MS. HOEG: No, it has not.

16 TRUSTEE BRENNAN: Okay.

17 MR. PRIVES: Anything else?

18 MAYOR STUESSI: Yes, I have a
19 couple of questions before we have
20 the public speak. What is your
21 current peak staffing count this
22 past summer, by example, and what
23 do you anticipate it to be for
24 staffing if you were given
25 approval by the Planning Board

2 plus this by the Village Board to
3 build what it is you're
4 considering?

5 MR. PRIVES: I think we
6 covered that in our Planning Board
7 application that we submitted over
8 the summer. And I believe it's
9 around 8 to 12 people at peak, you
10 know, peak summer, peak shift.
11 And despite adding more hotel
12 rooms, we're still able to operate
13 in a similar capacity within 8 to
14 12 employee range and that
15 includes both the restaurant and
16 hotel.

17 MAYOR STUESSI: And how much
18 how do you provide for your
19 employees currently?

20 MR. PRIVES: We provide all
21 of the housing.

22 MAYOR STUESSI: Pardon me?

23 MR. PRIVES: We provide all
24 of the housing for our employees.

25 MAYOR STUESSI: For all the

2 employees?

3 MR. PRIVES: Correct, yep.

4 MAYOR STUESSI: And are you
5 anticipating that you'd be able to
6 accommodate that with the
7 expansion as well?

8 MR. PRIVES: Yes. It's
9 walking distance from the hotel
10 and we provide bicycles and bus
11 vouchers for employees that need
12 it who are not -- who may choose
13 not to live in our provided
14 housing.

15 MAYOR STUESSI: All right,
16 thank you. Is there anybody from
17 the public that would like to
18 speak? I'm sorry, did you want to
19 say something?

20 TRUSTEE BRENNAN: Yes. I
21 just wanted to clarify, your
22 employee housing is all offsite?

23 MR. PRIVES: Correct.

24 TRUSTEE BRENNAN: Because I
25 believe the prior operator had

2 some employees onsite.

3 MAYOR STUESSI: Yes, I recall
4 that.

5 MR. PRIVES: So we do host
6 some employees onsite. I believe
7 it's one to two at most. But
8 that's just from personal
9 preference. Following the
10 renovation of the property,
11 everyone would be accommodated
12 offsite.

13 TRUSTEE BRENNAN: Thank you.

14 MAYOR STUESSI: Is there
15 anybody from the public that would
16 like to speak on this application
17 this evening?

18 MR. SALADINO: John Saldino
19 Sixth Street. So about that
20 pumpout -- no.

21 (Laughter.)

22 MAYOR STUESSI: You want them
23 to get a pumpout boat too?

24 (Laughter.)

25 MAYOR STUESSI: Accidents

2 happen in swimming pools.

3 (Laughter.)

4 MR. SALADINO: City sewers, I
5 mean, it's the greatest thing.

6 In the interest of full
7 disclosure to the applicant and
8 members of the public, I'm a
9 member of the Zoning Board of
10 Appeals. I'm kind of
11 uncomfortable with you merging the
12 public hearings because I don't
13 want to make comment on perhaps a
14 future application that might come
15 before the Zoning Board. So my
16 comments are only going to be
17 about Lot 28 if that's okay.

18 MAYOR STUESSI: Okay.

19 MR. SALADINO: And if I
20 stray, somebody -- because I don't
21 want to recuse myself.

22 MAYOR STUESSI: We'll get the
23 shock collar ready.

24 MR. SALADINO: That's okay.

25 I apologize, I didn't read

2 the -- actually, I kind of thought
3 I read something from the Planning
4 Board that they forwarded to
5 presubmission conference report.
6 I'm not familiar with page 14, the
7 recommendation about acquiring
8 other property.

9 From talking to members of the
10 Planning Board, I thought the
11 other property that they were
12 recommending to buy was the
13 commercial retail property that's
14 next door to the hotel, not the
15 residential property that's -- the
16 commercial retail property that's
17 next door on Front Street. I see
18 Patrick looking at the map. I
19 don't know. But not the
20 residential property on Forth
21 Avenue. I don't have the report.

22 MAYOR STUESSI: Yeah, my
23 recollection -- I might be
24 mistaken, but my recollection from
25 the report was there was a

2 recommendation to find other
3 parking. I don't recall it being
4 a specified location, but I might
5 be wrong.

6 MR. SALADINO: Well, okay. I
7 don't remember that either. Just
8 from talking to a member, the
9 mindset was to buy the commercial
10 piece of property and that would
11 solve whatever problem they had.

12 Apparently that didn't work for
13 the applicant. They're looking --
14 and just as a question, you said
15 that it's in contract?

16 MAYOR STUESSI: I didn't say
17 that. The attorney said they
18 purchased it, which was incorrect.

19 MS. HOEG: Yes. It's
20 contracted vendee.

21 MR. SALADINO: Okay. The
22 other thing that I would like to
23 mention is -- and spot zoning will
24 come a little bit later -- but it
25 was mentioned by the applicant

1
2 that we know that Lot 28 is not
3 conforming because of the width,
4 but it is eighty something hundred
5 square feet.

6 The Village has a portion of
7 their code that a house can be
8 built on an undersized lot. It
9 also has a portion of their code
10 that says that a single family
11 house can be converted to a
12 two-family house as of right at
13 any time.

14 So a single family house could
15 be built on that property and the
16 owner could, at any time if he
17 choose to, make it a two-family
18 house and the only thing that you
19 would have to consider is parking.
20 So a home can be built there.

21 So to take a residential
22 property off the rolls and turn it
23 into a parking lot, to me -- and
24 also for the public, I'm a member
25 of the Code Committee and we've

discussed housing ad nauseam.

So to me it's short sited to take a potential -- a piece of property that has the potential for three dwelling units, because we are considering ADU's on properties, especially properties this size. So it seems short sited to take a residential property out of the mix and turn it into a parking lot.

I'd also remind the Board that we do have a portion of our code, 150-22, about nonconforming properties, that the original Zoning Board in 1949 and the revision to the code in 1971, and the current code mentions uses in a zone that are so egregious that they're prohibited. They were sunsetted. One of them is a parking lot.

Now we can call this anything we want. It's still a piece of

2 property that's in a residential
3 district that's going to be, for
4 whatever reason, turned into a
5 parking lot. I'm not that -- I'm
6 not sure if that's the best use of
7 the property, personally.

8 If you look at the definition of
9 spot zoning, it -- I read the
10 resolution. I'm not sure -- I
11 understand Brian drafted it and
12 he's our attorney and does a good
13 job. I'm not sure who wrote the
14 draft for him to draft that. And
15 then the resolution it says it's
16 not a detriment to the Village.

17 And maybe it's not, but it's not
18 a benefit. I don't see the
19 benefit to be -- to be -- for you
20 to decide to grant this zone
21 change, they have to demonstrate a
22 benefit, a public benefit, and
23 also it has to be in the
24 comprehensive plan.

25 I'm not sure I see the public

2 benefit to this. You know, we can
3 make up -- I don't want to say
4 that because now it's going on to
5 the other property. So maybe
6 somebody here could explain to me
7 the public benefit of this zone
8 change. Perhaps it's not a
9 detriment, but, again, I don't see
10 the benefit.

11 So the definition, the New York
12 State definition that's in the
13 zoning handbook, is the classic
14 definition of spot zoning is the
15 process of singling out a small
16 parcel of land for the use
17 classification totally different
18 from the surrounding area for the
19 benefit of one owner of such
20 property. And then it goes on to
21 say about the public benefit and
22 also how it complies with the
23 comprehension plan. I'm just not
24 sure how I see those things. So
25 maybe somebody can explain that.

2 Also I have -- I know there's a
3 lot of also's and I apologize. I
4 have a question about the process,
5 how it became -- how it met the
6 standard of the public hearing. I
7 attend all the meetings. You guys
8 kind of know that. And I've
9 heard -- and I went back and
10 checked the minutes and the only
11 thing I've heard this Board
12 discuss about this particular
13 application is that you're going
14 to order a public hearing.

15 Now I read a resolution that
16 somebody drafted, I'm not sure who
17 drafted that, and Brian put it
18 into legalese and now it's on the
19 agenda. When was that discussion?
20 I've -- I go to the work sessions;
21 I go to the regular meetings --
22 this is a regular meeting -- I go
23 to regular meetings. I haven't
24 heard you guys discuss this
25 application. So when did we

2 discuss this? Crickets?

3 MAYOR STUESSI: I think --

4 MR. SALADINO: I'm asking
5 anybody.

6 MAYOR STUESSI: I think in
7 that Work Session we had a
8 discussion that we were going to
9 schedule a public hearing for and
10 then legal drafted a resolution
11 for us to hold a public hearing.

12 MR. SALADINO: What about the
13 discussion that it's not a
14 detriment to the Village? Where
15 did you guys decide that? In the
16 Executive Session?

17 TRUSTEE DOUGHERTY-JOHNSON: I
18 don't think we have decided that,
19 John. That's why we are having a
20 public hearing.

21 MR. SALADINO: Well, how do
22 you draft language for a
23 resolution that the Village says
24 it's not a detriment to --

25 VILLAGE ATTORNEY STOLAR: Can

2 you tell us what resolution you're
3 talking about?

4 MR. SALADINO: Isn't there a
5 resolution at the end of the
6 agenda?

7 TRUSTEE BRENNAN: Yes, there
8 is.

9 TRUSTEE DOUGHERTY-JOHNSON: 25-01.

10 TRUSTEE ROBINS: I recall us
11 having that conversation. I don't
12 think it was in Executive Session,
13 but I clearly --

14 MAYOR STUESSI: No, it
15 wasn't. It was in public. We
16 didn't discuss it separately.

17 MR. SALADINO: No, no, I
18 remember you guys talking about
19 putting this on the agenda for a
20 public hearing. And that's, you
21 know -- again, I'm not sure of the
22 process. I kind of thought it
23 should have been addressed by the
24 Planning Board in depth before it
25 came to the Village Board, but --

2 well, once you vote -- if you vote
3 yes on this agenda -- I'll ask the
4 lawyer. I'll ask any one of you
5 guys. If you vote yes on that
6 resolution to grant this code
7 change -- this zone change --

8 MAYOR STUESSI: It has to go
9 to the Planning Board and to
10 Suffolk County planning, correct,
11 Brian?

12 VILLAGE ATTORNEY STOLAR: Correct.

13 MR. SALADINO: Doesn't it
14 take the Planning Board out of it?
15 You're already making the
16 decision.

17 MAYOR STUESSI: No.

18 MR. SALADINO: You're the
19 legislators.

20 MAYOR STUESSI: They're given
21 45 days to comment; isn't that
22 correct, Brian? I'll let you
23 speak because your the lawyer.

24 VILLAGE ATTORNEY STOLAR: Yeah,
25 and you're skipping a bunch of

2 steps, John. So, the process is,
3 if the Board wants to go forward
4 with this or wants to consider
5 going forward with it, they
6 schedule a public hearing. That's
7 the only thing that's been done.

8 There's also -- I shouldn't say
9 it's the only thing. It's the
10 only thing this Board has done.
11 The other requirements include
12 that it be sent over to the
13 Suffolk County Planning
14 Commission. They have a 45-day
15 time period in which to provide us
16 with their recommendation.

17 MR. SALADINO: Which you can
18 ignore if you get four votes,
19 right?

20 VILLAGE ATTORNEY STOLAR: The
21 way that the Suffolk County
22 Administrative Code reads is have
23 you to wait the 45 days. So we
24 have to wait that in any event.
25 And it's not on their January 8th

2 calendar so presumably -- let me
3 finish -- presumably it will be on
4 February calendar.

5 The other thing needs to be done
6 as a predicate to the Board taking
7 any action and/or -- and closing
8 this hearing, is that the proposed
9 amendment to the zoning map has to
10 be referred to the Planning Board.
11 That has been done. The Planning
12 Board then has 45 days from its
13 next regularly scheduled meeting,
14 which is January 10th, to render a
15 determination.

16 Our code prohibits this Board
17 from making any determination on
18 the proposed local laws, both of
19 them, until the Planning Board
20 provides its recommendation or
21 those 45 days pass.

22 So there's nothing that will
23 happen tonight; there's nothing
24 that will happen in our meetings
25 in January. It won't happen until

2 after the Planning Board provides
3 its recommendation or 45 days
4 after January 10th passes.

5 MR. SALADINO: Right. My
6 concern wasn't that it happens
7 tonight. That wasn't my concern,
8 that we're going to rush to
9 judgment tonight. I knew it
10 wasn't happening tonight, but, but
11 as far as the Planning Board --
12 the Suffolk County Planning Board
13 you, we know you can overrule
14 their decision with four votes.
15 So they're a nonissue. If you
16 guys want it you have the power to
17 vote yes and you get it.

18 As far as the Planning Board,
19 the Planning Board makes a
20 recommendation. You're the
21 legislators.

22 MAYOR STUESSI: I think you
23 know we're going to take into
24 account what the Planning Board's
25 recommendation is, and all of us

2 would be very thoughtful with it.

3 MR. SALADINO: I apologize,
4 but my experience is that's not
5 always been my experience. That's
6 not always been my experience.

7 I've seen more than one Village
8 Board ignore recommendations from
9 statutory boards. So I'm not
10 saying you guys will do it, but
11 stuff happens. You know, so if we
12 go bah by past practice, stuff
13 happens.

14 I just don't understand -- and,
15 again, in zoning, in zoning, one
16 of the questions in the balancing
17 test, is there an alternative for
18 the applicant to pursue? There
19 is. There's a piece of property
20 next door. Maybe it's more
21 expensive, maybe they don't want
22 to spend the money. I don't know.
23 Maybe -- I don't know. I don't
24 know what it is. But I know it
25 would be -- it wouldn't be best

2 practice to take this particular
3 piece of property, especially
4 since it can provide housing for
5 the Village. It's 45 feet wide,
6 but it's eighty something hundred
7 square feet.

8 Again, I don't want to repeat
9 myself, but I will. We have a
10 provision in our code that
11 provides for building houses on a
12 nonconforming lot. You know, all
13 we have to worry about is ten foot
14 on each side. That's it. It
15 meets the front yard setback; it
16 meets the rear yard setbacks, not
17 a problem.

18 If a contractor builds a house
19 on that piece of property, he's
20 restricted to building a
21 one-family house on that property.
22 Today, tomorrow, the day he
23 finishes -- drives the last nail,
24 he applies to the Village Board to
25 the building department with a

2 building permit, he can build a
3 two-family house, add a second
4 apartment to it. And if the
5 Village Board gets off the stick
6 and votes on the ADU proposal that
7 the Code Committee made, there
8 could be a third dwelling unit on
9 that property.

10 So we're talking about three
11 dwelling units on a property taken
12 out of consideration and paving
13 over and putting a parking lot. I
14 don't know. Oh, I'm sorry.

15 MAYOR STUESSI: Thank you.
16 You made some very good points and
17 I know we will all be giving them
18 strong consideration. I mean,
19 there's going to be a number of
20 meetings before this Board takes
21 any action on this.

22 MR. SALADINO: And if you
23 could -- if you could -- I'm going
24 to sit down because I'm wasting a
25 lot of time. If you could

2 sometime in your discussion,
3 perhaps tonight while we're all
4 here, is let us know, share with
5 us what this Board this the public
6 benefit would be to this
7 particular applicant by converting
8 that property -- which is
9 required, you know, not to be
10 considered spot zoning.

11 DEPUTY MAYOR PHILLIPS: And,
12 John, I will politely disagree
13 with you, that once the public
14 hearing is closed we can discuss
15 that. But as long as we have it
16 open, I think we need to make it
17 available for everybody to
18 understand that we're listening to
19 both sides.

20 MR. SALADINO: You have to
21 address the law. It's not your
22 opinion. You have you to address
23 the law. Anyway, I apologize.
24 Thank you and thanks for listening.

25 MAYOR STUESSI: Thank you,

2 John.

3 MS. WADE: I really like the
4 applicant's business and --

5 MAYOR STUESSI: Could you
6 state your name and --

7 MS. WADE: Randy Wade, Sixth
8 Street in Greenport. And I think
9 that one of the biggest things
10 that bothered me was that it was
11 so close to residential on the
12 north side and so --

13 MAYOR STUESSI: I apologize,
14 would you mind repeating the first
15 you said? You said you liked
16 something before?

17 MS. WADE: I like the
18 business. I like their business.
19 I like the hotel. I like -- I've
20 gone online and I like the other
21 hotels that they have. And I did
22 not like the idea of going up,
23 having a vertical wall that was
24 too high next to residential. So
25 pushing that back with a parking

2 lot, I think, is actually not a
3 bad idea.

4 And I agree with John Saldino
5 that there should be a public
6 benefit. And what I've been
7 saying for a long time now is
8 anybody who has employees and
9 serves customers or has hotel
10 rooms, a percentage of those
11 should be for year-round residents
12 onsite. And so if like -- I heard
13 a lot of the conversation with
14 planning and they're very
15 concerned about, you know, the
16 over power -- it's not the style
17 of the Village to have a wall of
18 three stories. We have like
19 setbacks, tilted roofs. It's
20 like -- especially in that part of
21 town.

22 So I hope that somehow that gets
23 modified and that a way is figured
24 out to provide some residential
25 apartments there. I think that

2 would be a benefit for the Village
3 and if it's -- so anyway, that's
4 it. Just my...

5 MAYOR STUESSI: So just as a
6 point of clarification, Randy, I
7 would encourage you to look at the
8 full submission with the Planning
9 Board and the Planning Board's
10 report. The only thing our Board
11 is taking a look at and
12 considering is this potential two
13 issues relative to parking. We
14 have no purview over the design,
15 massing, or any of that. It's
16 Planning Board and ZBA.

17 MS. WADE: Yeah, I know. I'm
18 going to follow that with
19 planning. And what I really liked
20 was what your attorney
21 recommended, that there could
22 actually be stipulations. And so
23 that it -- just as you would say
24 this property would forever
25 morally be used parking with a

2 buffer and that buffer looked kind
3 of too narrow, but I guess you
4 can't squeeze parking in there
5 easily.

6 So could you ask the attorney if
7 there could also be a stipulation
8 that because you're taking the
9 potential for housing units away
10 from the Village on the lot, that
11 the on-site hotel will provide
12 year-round apartments, like a one
13 bedroom and a two bedroom or
14 whatever and that that be a deed
15 restriction? Thanks.

16 MAYOR STUESSI: Thank you.

17 MS. ELKIN: Hi. Happy New
18 Year. Bridget Elkin, 135 Bay
19 Avenue. Am I allowed to ask the
20 applicant something or should I --

21 MAYOR STUESSI: No. You can
22 address the Board and then --

23 MS. ELKIN: Sure. Based on
24 what Karen Hoeg mentioned, it
25 sounds like to me, or I'm going to

1
2 assume at least, that the
3 business's main motivation to
4 purchase this lot is for parking
5 and it is to meet, not necessarily
6 a need of their business, but a
7 need of our code. Our Planning
8 Board is requiring and
9 recommending that they find more
10 property to provide.

11 As opposed to, you know, if we
12 flip the script and this hotel
13 came and said, hey, in order to be
14 more competitive and to better our
15 business and to scale our
16 business, we need this parking and
17 we'd like to turn a residential
18 lot into a parking lot to benefit
19 us competitively. I can't imagine
20 a world in which the Board's
21 answer to this would be anything
22 other than absolutely not.

23 Absolutely not. You cannot take a
24 residential lot and turn it into a
25 parking lot. So I've prepared a

1
2 few comments and I'll start
3 reading now.

4 As I said, on a very broad
5 stroke under very few
6 circumstances should we be
7 allowing a lot that is zoned to
8 house people to be rezoned to
9 house cars instead.

10 The only circumstance I can
11 imagine allowing this is if a lot
12 wasn't viable to be used
13 residentially; safety wise, maybe
14 quality of issues wise, and that
15 isn't the case here. If the lot
16 requires a few variances, and from
17 my experience looking into it just
18 today, many of the variances that
19 this lot would need have been
20 issued in the past year for lots
21 in the Village. But even if they
22 weren't, we should be focusing on
23 or time on issuing those variance
24 so that a home can be built there.

25 I'm generally in support of

2 Greenporter's renovation project.

3 This project doesn't feel out of
4 character for the Village and I
5 don't blame the hotel group for
6 trying to problem solve and get
7 creative given the new code
8 requirements. But as a Village,
9 we should not be directly or
10 indirectly incentivizing this type
11 of proposal.

12 If we are going to accept this
13 new pattern of leveraging parking
14 code to having an increased
15 influence on the way businesses
16 develop in the Village, it should
17 be to facilitate productive and
18 creative work-arounds to avoid
19 more pavement and cars coming into
20 our Village during peaks months.

21 My guess is that many of the
22 guest coming to the Greenporter
23 are coming from New York City and
24 Brooklyn and plan to attend
25 weddings. If you incentivize

2 LIRR, Jitney, both located a few
3 hundred feet from this hotel, many
4 of them won't question it. But by
5 requiring this expanded park lot,
6 you are virtually guaranteeing
7 that they will roll out here and
8 park because we've made it that
9 easy.

10 Why don't most of us drive into
11 New York City when we stay for
12 three or four days? It's
13 inconvenient and expensive to
14 park. And so, therefore, most of
15 us consider driving as a last
16 resort.

17 Not having a car while visiting
18 here isn't going to work for
19 everyone, but it is going to work
20 for a very viable, meaningful
21 percentage of people and we as a
22 Village should be coordinating
23 with the Business District and new
24 development to encourage those
25 people to visit here.

2 If you actually zoom out and
3 look at the Village from a
4 satellite image, you'll see we
5 have plenty of parking, many would
6 argue too much. This really comes
7 down to Village priorities.

8 One of our priorities should be
9 facilitating responsible housing
10 development. Nowhere on our prior
11 list should be turning raw land
12 into parking lots, regardless of
13 zoning.

14 I think this entire conversation
15 highlights many flaws and
16 contradictions in our stated
17 vision. And I will now just
18 comment on what John said is that,
19 I think the point he was making is
20 -- and I too went today and looked
21 at your last Work Session and some
22 of the minutes and I could only
23 find -- and maybe I missed it, but
24 I could too only find comments
25 about this being on a proposal.

2 But I would think this Board
3 would maybe want to understand
4 that residential lot. Can it be
5 built on? What kind of variances
6 would be needed? Maybe inform
7 yourself a little bit in the
8 consideration of this proposal
9 before having the public meeting
10 so that you can -- you just have
11 more context for public comment in
12 general.

13 I would think that we would --
14 there'd be some considering, like
15 Brian said, you would consider
16 whether to put on this -- this
17 proposal even on the agenda
18 tonight and that considering,
19 there should be discussion. Thank
20 you.

21 MAYOR STUESSI: Anybody like
22 to speak next?

23 (No response.)

24 MAYOR STUESSI: Anybody?

25 (No response.)

2 MAYOR STUESSI: Nobody?

3 MS. GORDON: I'll go. Dinni
4 Gordan, 152 Sixth Street. I want
5 first to endorse -- I'm also on
6 the Zoning Board and I want to
7 endorse most of what John said. I
8 thought he put it very well with
9 his concern about what is the
10 benefit to the Village in a time
11 when we have such a housing crunch
12 and here is a lot that could be
13 used for housing.

14 And also I just want to note
15 that in the larger context of
16 zoning reform that we've just said
17 in the Work Session, or you have
18 just said in the Work Session, was
19 a crucial task for the near future
20 to be doing what is clearly spot
21 zoning is just absurd. I just
22 can't imagine that this fits with
23 the Board's general interest and
24 commitment to zoning reform for
25 our Village for the purpose of

2 having more housing; that's all.

3 And I sort of wonder where is
4 Donnie Mitchell when we need her?
5 Remember that song, and they built
6 up a park instead of a parking lot
7 but I don't remember the rest of
8 it, so I can't sing it.

9 MAYOR STUESSI: We need to
10 bring the piano over from Mitchell
11 Park.

12 MS. GORDON: I don't remember
13 the whole song.

14 MAYOR STUESSI: Did I see
15 another hand from somebody who
16 wanted to speak?

17 (No response.)

18 MAYOR STUESSI: Nobody else
19 would like to speak on this?

20 (No response.)

21 MAYOR STUESSI: With that, is
22 there a motion from the Board to
23 keep the public hearing open? I
24 think it's important.

25 DEPUTY MAYOR PHILLIPS: Rona,

2 did you want to say something?

3 MS. SMITH: I'll speak about
4 something else.

5 DEPUTY MAYOR PHILLIPS: Oh,
6 okay.

7 MAYOR STUESSI: This is only
8 related to this right now.

9 VILLAGE ATTORNEY STOLAR:
10 Before you do that, I have an
11 answer to Trustee Brennan's
12 question.

13 TRUSTEE BRENNAN: All right,
14 my question about the --

15 VILLAGE ATTORNEY STOLAR:
16 Fifty percent.

17 TRUSTEE BRENNAN: -- split zone?

18 VILLAGE ATTORNEY STOLAR:
19 Yes. So first of all, we need to
20 determine whether one district
21 is -- the percentages of the two
22 districts. But the way that it
23 reads and it's permissive is that
24 it provides that in the less
25 restrictive zone, which in this

1
2 case is the commercial zone, that
3 zoning moves over up to 30 feet
4 into the smaller lot if there's a
5 split zone.

6 So you can take advantage of
7 that as an owner and be able to
8 utilize up to 30 feet of your
9 property if that 30 feet is
10 located in the more restrictive
11 zone. You can use it for the very
12 purposes that are set forth in the
13 commercial zone, which is the less
14 restrictive zone.

15 So what that means here is that
16 if at least 50 percent of this
17 property is in the commercial
18 zone, then the remainder that's
19 currently in the R-2 zone can be
20 used for any commercial purpose
21 within the CR Zone up to 30 feet
22 from that split zone line.

23 TRUSTEE BRENNAN: Correct,
24 that's my understanding as well.

25 So are you now saying that you

2 agree that the CR is the less
3 restrictive use in this case?

4 VILLAGE ATTORNEY STOLAR:

5 Yes. There's a sentence in that
6 section that makes that part clear.

7 TRUSTEE BRENNAN: So I have
8 sort of a problem, I guess it's a
9 process matter. I don't think
10 that this Board should be
11 contemplating making changes where
12 one is not required, if that bears
13 out. So the applicant needs a
14 surveyor needs to do this
15 50 percent calculation to make the
16 case of whether or not they can
17 accomplish what they want on Lot 29.

18 MAYOR STUESSI: Yes, that
19 makes sense.

20 TRUSTEE BRENNAN: Without
21 further relief from this Board or
22 the Planning Board or the Zoning
23 Board. So that's kind of a
24 gateway question for me that has
25 to be answered. I think we're

2 getting the cart ahead of the
3 horse here.

4 I agree with several of the
5 comments that were brought up
6 tonight. And I guess I have a
7 follow-up question, Brian. Is it
8 necessary to have published the
9 draft resolution in order to have
10 this public hearing?

11 VILLAGE ATTORNEY STOLAR:

12 There was no resolution. The
13 reference, I believe, is to the
14 local law. And any time you're
15 scheduling a public hearing on a
16 proposed local law, that local law
17 needs to be prepared in advance,
18 circulated to the Board, and
19 published as we've done.

20 So the reference is to the
21 findings that the Board would make
22 that are specifically within that
23 local law. So that's a mandatory --

24 MAYOR STUESSI: If we were
25 making a decision.

2 VILLAGE ATTORNEY STOLAR:

3 Well, it's a mandatory predicate
4 to have the law. And then if you
5 were to move forward with the law,
6 the language that's referenced
7 that it's not going to create a
8 detrimental impact has to be in
9 the law.

10 TRUSTEE BRENNAN: So the
11 draft local law did need to be
12 published?

13 VILLAGE ATTORNEY STOLAR: Correct.

14 TRUSTEE BRENNAN: Okay. I
15 think -- you know, I understand
16 that some people in the public may
17 feel like that is influencing the
18 public, that it might suggest that
19 the Board has reached those
20 findings. I, for one, have not.
21 So I don't agree with the findings
22 in the draft local law.

23 So the public needs to
24 understand that this Board has not
25 come to that conclusion. I guess

2 have you to draft the proposed law
3 in the affirmative, is that -- I
4 mean, what's going on?

5 VILLAGE ATTORNEY STOLAR: You
6 have no choice. All you're doing
7 -- the only thing that you've done
8 is schedule this for a public
9 hearing tonight. That's it.
10 You've taken no action. You've
11 made no decision. You've made no
12 -- you've not taken a position
13 with respect to what the law says.
14 This is just a proposed local law.

15 Again, the law requires that
16 that law be prepared, be
17 distributed to all the Board
18 members in advance of the
19 scheduling of the hearing, and
20 then, obviously, in advance of the
21 hearing.

22 And because it's a zone change,
23 when you're considering a zone
24 change, you don't have to look at
25 the benefit, but you instead have

2 to look at how you are going to
3 promote the Village's visual and
4 aesthetic and environmental view,
5 and also protect health, safety,
6 and welfare.

7 So if you're making a zone
8 change, that language that's in
9 the proposed law to effectuate
10 that zone change does have to have
11 that language. Regardless of
12 whether you're taking the position
13 or whether you as a Board or Board
14 members are in favor of that
15 language, it still has to be there
16 and it has to be part of the
17 proposed law.

18 TRUSTEE BRENNAN: Alright,
19 well, I guess I would just
20 reiterate that this Board, as far
21 as I'm concerned, has not reached
22 those conclusions. So that
23 process may have been required,
24 but I think we've gotten ahead of
25 ourselves here. I would think

2 we'd have to have this discussion
3 before we continue push this
4 forward.

5 MAYOR STUESSI: Well, I think
6 we've scheduled this, as we all
7 discussed, in order to have a
8 public hearing and hear what the
9 public has to say.

10 TRUSTEE ROBINS: And then
11 we'll be discussing it.

12 MAYOR STUESSI: Then we would
13 close the public hearing and then
14 have a discussion.

15 TRUSTEE ROBINS: As you even
16 noted, we're probably going to be
17 discussing it for a couple of
18 months to be honest with you.

19 MAYOR STUESSI: Well, I don't
20 know that we would even discuss
21 anything until we hear something
22 anything back from the Planning
23 Board, which would be 45 days --

24 TRUSTEE ROBINS: Right, right.

25 MAYOR STUESSI: -- at some

2 point within 45 days from January
3 10th.

4 TRUSTEE DOUGHERTY-JOHNSON: I
5 think the hearing is still open,
6 right?

7 MAYOR STUESSI: Pardon me?

8 TRUSTEE DOUGHERTY-JOHNSON: I
9 think the hearing is still open.
10 Bridget looks like she wants to
11 say something.

12 MS. ELKIN: Bridget Elkin,
13 135 Bay Avenue. I think what is
14 helpful when you guys do discuss
15 it in advance is that we at the
16 public can -- I mean, you're
17 basically putting all of the
18 burden on the public to look up
19 the code -- like which is fine,
20 but it's like we are looking up
21 code, we are trying to figure out
22 if this lot is buildable to begin
23 it.

24 I mean, it would be helpful, I
25 think, to have a more meaning

2 public comment session if we knew
3 a little bit of what you're
4 thinking. You're thinking was in
5 a Work Session, that's why we
6 listen to them. And to understand
7 what is your understanding of that
8 residential and the split zoning
9 and spot zoning.

10 I think it's a little bit
11 inefficient to be learning about
12 that and discussing that, and
13 still leave -- during a public
14 hearing and still leave here unsure.

15 MAYOR STUESSI: Is there
16 anybody from anybody else from the
17 public that would like to speak on
18 this?

19 (No response.)

20 MAYOR STUESSI: Is there a
21 motion from the Board?

22 DEPUTY MAYOR PHILLIPS: I'll
23 make a motion to leave it open to
24 our next Work Session, which is
25 January 16th?

2 VILLAGE CLERK HALL: 16th.

3 VILLAGE ATTORNEY STOLAR: If

4 I might --

5 DEPUTY MAYOR PHILLIPS: Wait
6 a minute. Nancy, I'm sorry, what?

7 MS. KOURIS: Hello. Nancy
8 Kouris, Blue Duck Bakery. I'm
9 president of Greenport Business
10 Improvement District. We've been
11 listening to everything that's
12 being said. And with the new
13 thing that have come up about the
14 30 feet coming in and everything,
15 we, of course, want the
16 Greenporter to have their project
17 move forward.

18 I will say that we did come here
19 to support the zoning change,
20 however, we did hear what everyone
21 else was saying. But we do want
22 the Greenporter project to move
23 forward if they need to find
24 additional parking somewhere else,
25 possibly that might be done.

2 (Phone ringing.)

3 MS. KOURIS: Of course,
4 that's my husband asking where I
5 am phone ringing. And we support
6 the business in the and the town.
7 One of the other detriments I'm
8 thinking of is if there's not
9 enough parking there in the
10 Greenporter for their expansion,
11 people are going to park on the
12 street. Residents there don't
13 want that either.

14 And with the loss of short term
15 rentals, we need additional
16 accommodations for those people
17 who want to come and enjoy
18 Greenport. I think the expansion,
19 hopefully, will help us on our
20 shoulder season, which is the
21 winter. I know they have a
22 conference room. We could
23 possibly get some new vendors
24 possibly in the off season.

25 If anyone has seen what's

2 happened after the holiday, I will
3 say that the holiday very good for
4 most businesses here. It was for
5 us, thank goodness. However,
6 today, and probably going forward,
7 it's going to be very quite in
8 Greenport. And the Business
9 District, our main goal is to make
10 sure that the downtown Village is
11 vibrant because that, and economic
12 growth, of course, always effects
13 the community.

14 So, yes, no one wants
15 residential property to be turned
16 into a parking lot, but we also
17 have to look at if there is a,
18 like you say, a lesser detriment
19 to the community by making that
20 available to the Greenporter, if
21 there is another way for the
22 Greenporter to get their project
23 done, we support it totally.

24 So I'm not making a hard stand
25 on this because I understand

1
2 what's going on, but I think we do
3 need some more information so we
4 can make a positive support -- you
5 know, positive idea on this
6 parcel.

7 And I just want to say that it
8 is -- you know, you guys did raise
9 a lot of good points about the
10 parking and residential. My only
11 problem is if that piece of
12 property was so valuable for
13 someone to build on it, why
14 haven't they built on it yet?
15 It's been there for a while. I
16 know the -- I think she still owns
17 it, has tried to put something on
18 it and has had problems with
19 setbacks and everything else.

20 So, you know, we need housing.
21 We need -- and we need business
22 and we need to find a way to do it
23 together. Thank you very much.
24 Everyone have a Happy New Year.
25 Thank you.

2 MAYOR STUESSI: Thank you.

3 Happy New Year.

4 So unless there's anybody else
5 who wants to speak on this, Mary
6 Bess, you made a motion to keep
7 the public hearing open --

8 DEPUTY MAYOR PHILLIPS: Yes.

9 MAYOR STUESSI: -- to our
10 next Work Session. Is there a
11 second from the Board?

12 TRUSTEE ROBINS: Second.

13 TRUSTEE BRENNAN: Discussion,
14 please. I know that for the
15 purses purpose of the public
16 hearing we merged the conversation
17 on the two hearings, but I think
18 the resolution needs to be split.
19 We need to have a resolution to
20 keep the public hearing open
21 separately for Lot 28 and Lot 29.
22 I think it has to be two resolutions.

23 VILLAGE ATTORNEY STOLAR: You
24 can, but the problem you're going
25 to run into is timing. You would

2 have to render a -- if you closed
3 one, you would have to render a
4 determination -- I forget if it's
5 within for 30 days or 60 days.
6 I'd have to look up statute again.
7 Some reason it's escaping me.

8 DEPUTY MAYOR PHILLIPS: 60, 60.

9 VILLAGE ATTORNEY STOLAR: I
10 think so, but I don't want to
11 commit to that. In that regard,
12 you can't make any decision on
13 this until you've heard from the
14 Planning Board and the Planning
15 Commission unless, of course, you
16 close and decide to deny, in which
17 case you don't have to worry about
18 any decision being made by the
19 Planning Board or the Suffolk
20 County Planning Commission.

21 But the Planning Commission is
22 not meeting again until the first
23 Wednesday or at least to discuss
24 this because it's not on their
25 calendar for next week, until the

2 first Wednesday in February.

3 And the Planning Board's next
4 meeting is on the 10th. They're
5 not going to be making a
6 recommendation on that date.
7 They'll probably be making a
8 recommendation thereafter. That
9 date also falls in February.

10 So if you are going to continued
11 the hearings to your next date, I
12 would not recommend doing a
13 January date. It would not serve
14 any beneficial purpose. I would
15 use one of your February dates.

16 TRUSTEE BRENNAN: You got way
17 ahead of me there. I was just
18 making the point that we need to
19 have two separate resolutions.

20 MAYOR STUESSI: Yeah, but not
21 until we close the public hearing.

22 VILLAGE ATTORNEY STOLAR: You
23 can -- I mean, the only reason
24 you're doing a combined hearing --
25 you still have to consider these

2 separately. But the combined
3 hearing is for purposes of
4 efficiency to hear both at the
5 same time rather than going
6 through same presentation on both
7 and hearing the same comments on
8 both.

9 So however you want to do it
10 going forward, you can do it. You
11 can split the hearings. You can
12 keep them combined. If you're
13 going to make a determination to
14 adjourn, it does not have to be
15 two separate resolutions. It can
16 be a single resolution adjourning
17 both.

18 TRUSTEE BRENNAN: All right.
19 Well, I guess I would say that if
20 we're going to continue this -- to
21 keep this Resolution to the public
22 hearing open, right?

23 MAYOR STUESSI: Yes.

24 TRUSTEE BRENNAN: I have a
25 problem with that with respect to

2 Lot 29 until we get an answer on
3 whether Lot 29 really needs to be
4 changed because we have provision
5 155D. So I don't know how we
6 contemplate these if, in fact, the
7 Lot 29 issue comes off the table,
8 right? So if the applicant
9 doesn't need to change the zoning
10 on 29, shouldn't we have an answer
11 to that now?

12 MAYOR STUESSI: Well, we're
13 not going to get it tonight, so
14 what's the harm in keeping the
15 public hearings open in order to
16 get further public comment?

17 TRUSTEE BRENNAN: Because we
18 haven't informed the public of
19 what the context is of the --
20 we're proceeding along with the
21 public hearing on a matter that we
22 haven't really resolved as far as
23 how the code applies to it.

24 MAYOR STUESSI: So are you
25 suggesting closing one of them?

2 TRUSTEE BRENNAN: Yeah.

3 DEPUTY MAYOR PHILLIPS: No.

4 MAYOR STUESSI: I disagree
5 with that.

6 DEPUTY MAYOR PHILLIPS: I
7 disagree with that one.

8 MAYOR STUESSI: Brian, what
9 were you going to say?

10 VILLAGE ATTORNEY STOLAR: I
11 was going to say it's up to the
12 Board. You already started going
13 that path.

14 MAYOR STUESSI: Lily?

15 TRUSTEE DOUGHERTY-JOHNSON: I mean,
16 I guess, I'm not totally sure why
17 Patrick. Like close it in order
18 to find out the information,
19 surveying, and then we may not
20 have to open it again because they
21 may not need to make that zone
22 change; is that what you're
23 thinking?

24 TRUSTEE BRENNAN: Right. We
25 have, kind of, a gateway issue

2 here. Is it even required to
3 change the zoning on Lot 29 for
4 the applicant to accomplish what
5 they want to do?

6 MAYOR STUESSI: So we have
7 the public hearings for both of
8 these because they filed an
9 application with the Village for
10 us to hold public hearings on it.

11 They can take this information
12 and go back and survey and come to
13 us and say, hey, we made a mistake
14 and we didn't need to do that.

15 But I think we should still keep
16 the public hearings open on both
17 of them until we receive such
18 information that might cause us to
19 change otherwise.

20 VILLAGE ATTORNEY STOLAR: So
21 let me just add one thing. If you
22 do close and you later learn that
23 the zone change still is needed,
24 you would have to republish,
25 restart the process again and go

2 through, you know, go through the
3 hearing process. Well,
4 technically you've sent -- if
5 you've not made any substantive
6 changes, we've already sent the
7 proposed laws to the commission
8 and the Planning Board.

9 So the only thing you still
10 would have to do is re-notice if
11 you have to restart it. And then
12 you won't be able to do it in
13 February, you'd have to do it at a
14 subsequent date.

15 TRUSTEE BRENNAN: It's just
16 that we're basically indicating to
17 the public that a code change is
18 required with respect to Lot 29,
19 but we haven't really determined
20 that yet.

21 VILLAGE ATTORNEY STOLAR:
22 Correct. You haven't made a
23 decision on the proposed local law.

24 TRUSTEE BRENNAN: No. We
25 haven't even determined whether

2 it's required to change the law.

3 VILLAGE ATTORNEY STOLAR: And
4 that may be. I mean, it's up
5 to -- you know, again, it's up to
6 whatever the Board wants to do.
7 It's just if you do get to that
8 point where you -- if you close it
9 and then you get to the point
10 where you have to hold the public
11 hearing, you'll have to re-notice
12 and start the process over.

13 TRUSTEE ROBINS: But
14 everything remains open. If we
15 don't close the public hearing,
16 then we can -- you know, it can be
17 considered by the owners or by us
18 either way, right?

19 MAYOR STUESSI: We're not
20 taking any action by the public
21 hearing remaining open.

22 Did you wish to say something,
23 counselor?

24 MS. HOEG: Excuse me, yes.
25 If I could just say something in

2 regard to Lot 29. We can -- I
3 just talked to our engineer. We
4 can have that information within
5 the next week or two in terms of
6 the math and the split zone and
7 the percentages and stuff. So we
8 can get that to you pretty quickly.

9 TRUSTEE BRENNAN: Thank you.

10 DEPUTY MAYOR PHILLIPS: Can I
11 ask a question, Karen? Was that
12 piece -- wasn't there an original
13 zoning amendment for that section
14 of the property at one point when
15 they did the reconstruction years
16 ago?

17 MS. HOEG: I don't recall
18 whether it was an actual zone
19 change to the map at that --

20 DEPUTY MAYOR PHILLIPS: No,
21 no, no. There was a Zoning Board
22 amendment that clearly stated if
23 you -- as far as the size of the
24 parking spaces and there was a
25 zoning determination, a Zoning

2 Board determination.

3 MS. HOEG: There was a Zoning
4 Board determination issued to the
5 prior owner, which we can provide
6 to the Board when it was granting
7 variance relief for various
8 parking spaces, and it did note
9 that that one particular lot was
10 in a split zone. And there was
11 also some prior site plan
12 approvals that talked about that
13 as well.

14 DEPUTY MAYOR PHILLIPS: Okay,
15 if we could get -- do you have a
16 copy of that zoning amendment?

17 MS. HOEG: Yes, I do.

18 MAYOR STUESSI: But are you
19 referring to the application from
20 the prior owner --

21 MS. HOEG: Yes.

22 MAYOR STUESSI: -- that
23 nothing was ever done with?
24 Because that doesn't matter if
25 that's the case.

2 DEPUTY MAYOR PHILLIPS: There
3 was something with the parking and
4 I'm trying to go back and --

5 MS. HOEG: There was a prior
6 Zoning Board application in
7 connection with the prior owner
8 for the variance for the third
9 story that they were proposing at
10 that time an additional parking
11 area. But I do have that
12 paperwork. So I can put something
13 together and get it to the Board
14 along with the addition --

15 DEPUTY MAYOR PHILLIPS: Did
16 the Zoning Board approve -- did
17 the Zoning Board approve an
18 amendment? I mean, did they come
19 up with an approval for the
20 application?

21 MS. HOEG: I don't recall
22 that that was on the table as part
23 of that application. I think it
24 was just mentioned the fact that
25 that was in a split zone and that

2 it has been used as parking. I
3 don't think there as actual
4 amendment or any kind of change,
5 but I can clarify that for you.

6 DEPUTY MAYOR PHILLIPS: Okay,
7 great. Thanks.

8 MS. HOEG: You're welcome.

9 TRUSTEE BRENNAN: Brian, if
10 there had been a determination, a
11 zoning determination, on this
12 property for a prior applicant, is
13 that still relevant today?

14 VILLAGE ATTORNEY STOLAR: If
15 there was a zoning determination,
16 that would run with the land.
17 Unless there's any specific sunset
18 in the decision, it should run
19 with the land. So whatever was
20 determined, whether or not that
21 applicant is still seeking
22 whatever it may be that they were
23 seeking, it's there, it exists.

24 TRUSTEE BRENNAN: So that's
25 important to find out if that

2 determination exists?

3 VILLAGE ATTORNEY STOLAR: It is.

4 MR. SALADINO: Could I speak?

5 John Saldino, Sixth Street, again.

6 The Zoning Board made a

7 determination for the prior

8 applicant -- the prior owner

9 granting relief for a third floor.

10 And as far as parking, what the
11 Zoning Board decided about parking

12 on that property was that the

13 Planning Board had, however that

14 happened, granted a variance for

15 size of parking spaces and the

16 amount of parking spaces.

17 At that time -- the Planning

18 Board may have that right now.

19 They didn't have it at that time

20 when the new construction happened

21 when Ratsey -- I don't remember

22 the date when that happened.

23 DEPUTY MAYOR PHILLIPS: John,

24 as I said --

25 MR. SALADINO: The reasoning

2 -- and what had happened with the
3 prior application was the relief
4 was granted for certain things,
5 the third floor and -- no relief
6 was granted for parking.

7 The recommendation -- what the
8 Zoning Board had told the
9 applicant was she should go to
10 planning -- and everybody hates
11 this term -- and buy the required
12 parking that she needed. That's
13 where it ended.

14 What had happened was, because
15 she didn't purview construction in
16 a timely fashion, in six months or
17 whatever it was, the application
18 died on vine. So that's what
19 happened with the prior
20 application. Did I make it clear?

21 TRUSTEE BRENNAN: No, but
22 thank you for trying.

23 (Laughter.)

24 MAYOR STUESSI: I understood.

25 MR. SALADINO: It's what I do.

2 TRUSTEE BRENNAN: You said
3 that --

4 MR. SALADINO: Not making it
5 clear is what I do best.

6 TRUSTEE BRENNAN: You said
7 the prior application received a
8 determination for relief from the
9 third floor. There's no
10 determination that grants relief.
11 That's a variance. That's what
12 you said when you got up there to
13 try to clarify, right?

14 MR. SALADINO: The Zoning
15 Board made a determination to give
16 relief for a third floor. We
17 voted to give relief for the third
18 floor. We made -- we sent the
19 applicant to the Planning Board to
20 buy the required parking that they
21 needed to satisfy the additional
22 rules.

23 MAYOR STUESSI: Why are --

24 MR. SALADINO: Are we
25 debating the language?

2 MAYOR STUESSI: I'm not even
3 understanding why we're talking
4 about this because this was for an
5 entirely different project under a
6 different --

7 MR. SALADINO: Well, you
8 brought it up.

9 TRUSTEE BRENNAN: It's
10 relevant if it runs with the land.
11 That's the issue, right, and
12 that's what counsel just said.

13 DEPUTY MAYOR PHILLIPS: Well,
14 the issue is I asked if we could
15 get a copy of it so that we can
16 make a determination delving into
17 the question you had, Patrick, as
18 to whether we really need to be
19 discussing lot number 29.

20 MR. SALADINO: The applicant
21 went to the building department
22 later on to get building permits.
23 Two years later to get building
24 permits and she was told by the
25 building department that she would

2 have to go back to zoning because
3 she didn't pursue construction in
4 a timely fashion. So whatever
5 relief was granted by the Zoning
6 Board fell by the wayside because
7 they -- as part of our code,
8 right? Am I getting that right?

9 VILLAGE ATTORNEY STOLAR: If
10 there was a condition in the
11 decision that required that a
12 permit be obtained within a
13 certain period of time, then, yes.

14 MR. SALADINO: Well, that's
15 written in the code.

16 VILLAGE ATTORNEY STOLAR:
17 We'd have to look at that. But I
18 think we need to see what the
19 decision says. We're speculating
20 on what the decision says, so I
21 think we need to see that.

22 (In audible audience member.)

23 MAYOR STUESSI: Randy, please.

24 DEPUTY MAYOR PHILLIPS: I'd
25 like to call the -- oh, I'll wait.

2 Go ahead.

3 MR. PRIVES: I just want to
4 make a quick comment and maybe
5 hopefully clarify the confusion.
6 I think the variance that we were
7 speaking about was when the second
8 structure was built back in like
9 2005, I believe there was a separate --

10 MAYOR STUESSI: No. We were
11 talking about a new application --

12 MR. PRIVES: Yes.

13 MAYOR STUESSI: -- under the
14 owner prior to you guys that
15 nothing was built on.

16 MR. PRIVES: Correct. Yeah,
17 I just wanted -- I think there was
18 language in the variance granted
19 noting both the mixed use of the
20 split lot of the residential and
21 the commercial. And during that
22 time of when that new structure
23 was built, the acknowledgment and
24 variance for that split zone was
25 stated. Not -- and that's

2 separate from what happened when,
3 I think it was 2019, when the
4 third floor application was put
5 on, which nothing came about.
6 Does that make sense?

7 MAYOR STUESSI: So,
8 counselor, appreciate you sending
9 us what it is you believe you
10 needed to send. Brian is going to
11 look into this further. If there
12 are any questions from the Board,
13 we should send it to Brian. We
14 can discuss it in our next meeting
15 with we have more data in front of
16 us. I believe there was a motion
17 by Mary Bess to keep the public
18 hearings open.

19 DEPUTY MAYOR PHILLIPS:
20 Until, Brian, you're suggesting
21 until February? I --

22 VILLAGE ATTORNEY STOLAR: The
23 other way to do it is, if, in
24 fact, you're going to get
25 information in the next week or

2 two, maybe continue it to your
3 January 23rd meeting, which will
4 allow time at least for that part.
5 You may not be able to do anything
6 more substantively with respect to
7 Lot 28, but at least with respect
8 to Lot 29, perhaps that will be
9 resolved by that date.

10 MAYOR STUESSI: Well, we have
11 a Work Session on the 16th. That
12 would seem an appropriate time to
13 discuss this further if we, in
14 fact, have information.

15 VILLAGE ATTORNEY STOLAR: You
16 can, if the information is going
17 to be provided by then.

18 MAYOR STUESSI: She said the
19 next week.

20 VILLAGE ATTORNEY STOLAR: Or
21 two.

22 TRUSTEE ROBINS: That's
23 depending on the surveyor.

24 MS. HOEG: Yes, we'll be able
25 to have it by the 16th.

2 VILLAGE ATTORNEY STOLAR: Okay.

3 DEPUTY MAYOR PHILLIPS: Okay, so
4 I'm making a motion to leave the
5 public hearing open for both these
6 two particular tax map numbers;
7 1001-004-08-28 and
8 1001-004-08-part of 29, open until
9 our next Work Session, which is
10 January 16th, 2025.

11 MAYOR STUESSI: And then we
12 already had a second on that. We
13 went to discussion. Is there
14 anymore discussion before we have
15 a vote?

16 TRUSTEE BRENNAN: I'd just
17 say, I'm really not satisfied with
18 the way that we've rolled out this
19 discussion on these two parcels.
20 That's my last comment for tonight.

21 MAYOR STUESSI: Okay. All in
22 favor?

23 DEPUTY MAYOR PHILLIPS: Aye.

24 TRUSTEE ROBINS: Aye.

25 MAYOR STUESSI: Aye.

2 TRUSTEE DOUGHERTY-JOHNSON: Aye.

3 MAYOR STUESSI: Any opposed?

4 TRUSTEE BRENNAN: Opposed.

5 MAYOR STUESSI: Motion carries.

6 Next item on the agenda is for
7 the public to address the Board on
8 any other subjects. Is there
9 anyone from the audience that
10 would like to speak on anything
11 Village related?

12 (No response.)

13 MAYOR STUESSI: Anyone?

14 (No response.)

15 MAYOR STUESSI: If there's no
16 public -- Sean?

17 MR. GILLIGAN: I do.

18 MAYOR STUESSI: Yes, thank
19 you, sir.

20 MR. GILLIGAN: Kind of two
21 small items. Very brief, not
22 really sure how to approach them,
23 so I'm looking for a little bit of
24 guidance. There are two zoning
25 issues to Safe Harbor Stirling

2 that I think should be rectified.

3 One is which is that there's a
4 very small lot on the southeastern
5 corner of the property that's
6 actually zoned residential, as is
7 a small section of the cemetery is
8 zoned residential.

9 I don't know that it needs to be
10 corrected. It, in no way, could
11 ever be a residential lot. That's
12 small parking area, but by rights,
13 it probably shouldn't be there as
14 residential.

15 The other item is slightly more
16 of a concern for me. When the
17 zoning was changed, the most
18 recent zoning update was done and
19 new zoning map was created, the
20 section of land at Safe Harbor
21 Stirling that Porto Bello
22 Restaurant is located on and
23 partially one other building is
24 partially located within, I
25 believe, it was left out of the

2 map. And I do feel that, you
3 know, in the short term it's not
4 really a concern of mine at all,
5 but moving forward, you know,
6 potentially decades in the future,
7 it could have, you know,
8 complicated effects for, you
9 know --

10 MAYOR STUESSI: What do you
11 mean by left off the map?

12 MR. GILLIGAN: It's not there.

13 MAYOR STUESSI: So what does
14 it show there?

15 MR. GILLIGAN: Nothing.
16 Nothing. It had existed on a
17 prior map.

18 MAYOR STUESSI: Okay, that
19 might have just been a printing
20 error.

21 DEPUTY MAYOR PHILLIPS: Yeah,
22 that was a printing error because
23 we mentioned it a couple of times.

24 MR. GILLIGAN: Okay. I just
25 wanted to -- okay, great.

2 MAYOR STUESSI: On the other
3 one though, if you could please
4 send on e-mail to the Village with
5 counsel in copy, we can circulate
6 and take a look at it at our next
7 Work Session and see how to best
8 decide our next steps.

9 TRUSTEE BRENNAN: I got a
10 question.

11 MR. GILLIGAN: Sure.

12 TRUSTEE BRENNAN: Was your
13 concern with Saint Agnes? Are you
14 speaking on behalf of Saint Agnes?

15 MR. GILLIGAN: No, no. I'm
16 not speaking on behalf of Saint
17 Agnes. I'm speaking on behalf of --

18 MAYOR STUESSI: Your
19 property.

20 MR. GILLIGAN: -- the
21 property that is within Safe
22 Harbor. It's adjacent to Saint
23 Agnes, so there's --

24 DEPUTY MAYOR PHILLIPS: It's
25 zoned R-1, right?

2 MR. GILLIGAN: I'm sorry?

3 DEPUTY MAYOR PHILLIPS: It's
4 zoned R-1?

5 MR. GILLIGAN: It's zoned R-1.

6 DEPUTY MAYOR PHILLIPS:
7 Because it's -- I'm just looking
8 at the map now and it's showing.

9 MAYOR STUESSI: Yeah.

10 MR. GILLIGAN: Yeah, so you
11 can see it there if you look at a
12 map.

13 MAYOR STUESSI: To clarify,
14 your parcel it's immediately
15 abutting Saint Agnes is zoned R-1?

16 MR. GILLIGAN: Correct. I
17 mentioned the cemetery because I
18 believe -- I don't think they care
19 very much what the zoning is in
20 the cemetery, but I believe their
21 lot in the Village is also zoned R-1.

22 TRUSTEE BRENNAN: But cemeteries
23 are a permitted use in R-1.

24 MR. GILLIGAN: Oh, okay,
25 that's fine. Again, I'm not

2 commenting on that. I don't care
3 what the zoning is in the
4 cemetery. I just think that, you
5 know, it seems like an it's
6 incorrect to be zoned R-1, that
7 was it. Thank you.

8 MAYOR STUESSI: Thank you.
9 So was there anybody from the
10 public? Dinni, I see you. Rona?

11 DEPUTY MAYOR PHILLIPS: Rona
12 wanted to say something.

13 MS. GORDON: You go ahead.

14 MS. SMITH: Okay. Hi, My
15 name is Rose Smith. I live in
16 Greenport, but outside of the
17 Village. And I wanted to make a
18 request and having been involved
19 myself in affordable housing since
20 2004 in both Southold Town and
21 Greenport Village, and we know
22 little has actually been built to
23 satisfy the need.

24 And I was very moved a few weeks
25 ago when I listened to the

2 discussion here about the need for
3 affordable housing, which is, of
4 course, based on statistical data
5 and it's based on anecdotal evidence.

6 And we, obviously, have a lot of
7 people who are under-housed and
8 who may be living in unsafe
9 conditions and it isn't a
10 permanent situation. I think we
11 can all acknowledge that housing
12 is very central to building a
13 life, to knowing where you'll be
14 next year.

15 So the field of affordable
16 housing really looks to provide
17 safe, secure, and permanent
18 housing for people within their
19 income levels. We know there's
20 not a match between income and
21 housing prices at the rental level
22 or the purchase level.

23 So what I would like to sort of
24 do is sort of challenge the
25 Village because you've put

2 yourselves on record as being an
3 entity that supports housing for
4 people who aren't able to afford
5 being in the marketplace.

6 And what you need to do is
7 create a roadmap. You need to
8 perhaps put out RFP's, a requests
9 for proposals. You've mentioned
10 some properties that you own or
11 are involved with.

12 And perhaps you could sit down
13 and devise a request for proposals
14 that would allow developers to,
15 first of all, find out what you
16 want. And then for the
17 development so sit down and see
18 how that can be fulfilled and
19 provide the housing that we've
20 been talking about for so long as
21 being so needed.

22 The need has not gotten to be
23 less. And it effects people at a
24 wide range of levels of
25 affordability. Anyway, that's all

2 I wanted to address with you is
3 the proposal.

4 MAYOR STUESSI: Thank you.

5 Before you leave, I'd be curious
6 if you're able to comment publicly
7 on the status of the Southold Town
8 project.

9 MS. SMITH: Well, it's
10 pending, so there's no reason to
11 discuss it in this forum. It's
12 pending with the Town and a
13 development team.

14 MAYOR STUESSI: Okay. You'll
15 be pleased to know that we are
16 going to be discussing this
17 further. And I've made some
18 suggestions to the Board to come
19 back with some other ideas beyond
20 the ones we discussed at the last
21 meeting and put a roadmap
22 together. So I'd encourage you to
23 come to the Work Session later
24 this month.

25 MS. SMITH: Okay, but I think

2 that since the Southold Town Board
3 and any other party involved with
4 it, are the people who have to
5 make the decisions about that, it
6 has to involve them. That's all.
7 Do you know what I'm saying?

8 MAYOR STUESSI: Yes. I was
9 talking about Greenport decisions.
10 You're welcome to attend our next
11 meeting. We're going to be
12 discussing more things.

13 MS. SMITH: Thank you.

14 MAYOR STUESSI: Thank you.

15 Dinni?

16 MS. GORDON: I was very
17 impressed with the discussion that
18 was had in the Work Session this
19 month.

20 MAYOR STUESSI: Did you state
21 your name for the record?

22 MS. GORDON: Oh, sorry.

23 Dinni Gordon, 152 Sixth Street.

24 I thought there were a lot of
25 powerful testimonies to our

2 housing cries. And sort of now
3 it's time to turn from talking to
4 project and I think you all agree
5 with that.

6 And I was also pleased that
7 there was a general agreement on
8 the importance of zoning as we
9 think about how we move toward
10 solving the housing problem. And
11 I wanted to say -- I spent some
12 time in the last couple of weeks
13 looking at the literature on what
14 people are doing around the
15 country on zoning. So I thought I
16 would give a little report on
17 that. And I will try to be short
18 because it's getting late.

19 And, Judy, you made the comment
20 that it's going to take courage to
21 for us to make significant changes
22 in zoning that will incentivize
23 the housing needs we have. But I
24 actually, as I looked at the
25 literature, I thought, it

2 shouldn't take so much courage
3 because so many people are working
4 so hard on this already. And I
5 just wanted to make a little
6 report here.

7 All around the country there are
8 big organizations, planning
9 groups, engineering groups, cities
10 themselves that are -- that have
11 plans. The American Planning
12 Association made its 2024 policy
13 priority affordable housing to be
14 attained primarily by zoning
15 reform.

16 The National Association of
17 Housing and Redevelopment
18 officials has a journal and its
19 primary article this year was to
20 make recommendations about how to
21 move, step-by-step, through a
22 zoning reform plan. I thought it
23 was interesting that the three top
24 recommendations were:

25 One, eliminate single family

housing districts.

Two, bundle zoning reforms.

That is, do a bunch of things that are related to each other at the same time; dealing with height restrictions, with lot size, things like that. I don't think we have a lot size problem in Greenport. We don't need to make our lot size much smaller.

And many cities have undertaken significant reforms. Near us are Norwalk and Hartford, Connecticut which have done major, major revisions in their zoning. And you know, we can do it too, but I think we need technical assistance. And there I also found there are lots of resources for sort of short term consultancies, which, I think, is more likely what we're going to want, and longer term planning, of course, also; general place making

2 kind of approaches.

3 Organizations like Smart Growth
4 America's Center for Zoning
5 Solutions. I mean, a whole
6 program there. And then, of
7 course, individual planners.

8 I read a very interesting
9 interview with an impressive
10 professor at Vanderbilt University
11 or somebody like Michael Daily
12 who's the sort of heart of the
13 YIMBY movement on the East End.

14 But the literature also tells us
15 that zoning reform alone is not
16 enough. That building is crucial
17 of investment -- that building --
18 construction is an investment in
19 communities, which we have to face
20 now.

21 The Pew foundation did a major
22 study of building in Houston.
23 Houston is a city you may know.
24 It's sort of the only big city
25 that doesn't have a zoning -- a

2 comprehensive zoning code, but it
3 turns out it has a lot of
4 regulations that do the same --
5 have the same kind of function.

6 But I think perhaps the fact
7 that it didn't have a
8 comprehensive code made easier to
9 built a lot of new housing. And
10 combining zoning reforms and the
11 construction of townhouses.

12 The accounts of successful
13 initiatives often mention the
14 importance of regional cooperation
15 and collaboration. And, of
16 course, this led me to think about
17 the challenge to persuade Southold
18 to join us in this effort, which
19 would benefit the Town, as well as
20 the Village.

21 We all know growing up at the
22 Carol Avenue project in Peconic
23 should be approved by the --
24 should move forward as approved by
25 the Town a year ago. Not modified

1
2 to do -- to reduce the number of
3 dwelling units. If anything, it
4 should be increased, but that's up
5 to the developers, of course.

6 But Southold, I think, at this
7 point lacks some political will.
8 But if it had the political will,
9 it could, as we all heard last
10 time, I mean, in the Work Session,
11 it could institute zoning that
12 would incentivize development
13 around the edges of the Village,
14 particularly just west of the
15 Village.

16 So these things, you know, the
17 collaboration aspect of what
18 people are doing all around the
19 country is relevant also for us.

20 And finally, I think cooperation
21 with Southold has to go beyond our
22 current zoning problem. It has to
23 be a bigger sense that the Village
24 is a part of the Town, an
25 important part of the Town, and

2 that the Town represents the
3 Village in a very important way at
4 the state level that can only be
5 realized if we are participating
6 in the Town's decision making.

7 And that's why I thought Mary
8 Bess's push to get the Village
9 represented on the Town committees
10 was really important. I hadn't
11 thought about that before. But,
12 you know, if we keep our feet --
13 their feet to the fire in areas
14 other than -- in addition to
15 housing, maybe we will get
16 somewhere.

17 When I first came to -- moved to
18 Greenport 16 years ago and I went,
19 for some reason, to pay a tax or
20 something at the Town office and I
21 made some comment about what I
22 saw, some rule in Greenport. And
23 the woman said to me, the woman
24 there said to me, oh, they do
25 everything differently. And there

2 was both resistance and a little
3 hostility there. And I thought
4 this is, this is weird. But now I
5 know it isn't weird. It happens.
6 It's there.

7 And I think we have a
8 responsibility to move forward
9 with a push to Southold to
10 participate in areas including
11 housing, obviously, but not
12 limited to housing. Thank you.

13 MAYOR STUESSI: Thank you.

14 DEPUTY MAYOR PHILLIPS: Thank
15 you, Dinni.

16 MAYOR STUESSI: Is there
17 anybody else from the public that
18 would like to speak this evening?

19 (No response.)

20 MAYOR STUESSI: No? All
21 right. Lily, I think you're first
22 up with resolutions then.

23 Thank you, everybody.

24 DEPUTY MAYOR PHILLIPS: Can I
25 just ask a question before? The

2 fire department mass assembly
3 resolution, did you bring one with
4 you.

5 VILLAGE CLERK HALL: Did I
6 bring --

7 DEPUTY MAYOR PHILLIPS: Is it
8 on the agenda here?

9 VILLAGE CLERK HALL: It's on
10 the agenda.

11 DEPUTY MAYOR PHILLIPS: Okay,
12 I didn't review it all the way.

13 VILLAGE CLERK HALL: Yes, it
14 was added.

15 DEPUTY MAYOR PHILLIPS: Okay,
16 alright, sorry. I thought -- I
17 didn't was --

18 VILLAGE CLERK HALL: No, it's
19 okay.

20 DEPUTY MAYOR PHILLIPS: I
21 apologize.

22 TRUSTEE DOUGHERTY-JOHNSON:
23 RESOLUTION 1-2025-1:

24 Resolution adopting the agenda
25 as printed. So moved.

2 TRUSTEE ROBINS: Second.

3 MAYOR STUESSI: Ladies,
4 pardon me. If you wouldn't mind
5 conversing outside because we need
6 to get on with the rest of the
7 meeting so folks can hear.

8 AUDIENCE MEMBER: Sorry.

9 MAYOR STUESSI: Thank you
10 very much. Appreciate your
11 comments.

12 TRUSTEE DOUGHERTY-JOHNSON:
13 Want me to do that again?

14 MAYOR STUESSI: Yes, please.

15 RESOLUTION 1-2025-1:

16 RESOLUTION adopting the agenda
17 as printed. So moved.

18 TRUSTEE ROBINS: Second.

19 MAYOR STUESSI: All in favor?

20 DEPUTY MAYOR PHILLIPS: Aye.

21 TRUSTEE ROBINS: Aye.

22 MAYOR STUESSI: Aye.

23 TRUSTEE BRENNAN: Aye.

24 TRUSTEE DOUGHERTY-JOHNSON: Aye.

25 MAYOR STUESSI: Motion carries.

2 TRUSTEE ROBINS:

3 RESOLUTION 1-2025-2:

4 RESOLUTION accepting the months
5 reports of the Greenport Fire
6 Department, Village
7 Administration, Village Treasurer,
8 Village Clerk, Village Attorney,
9 Mayor, and Board of Trustees. So
10 moved.

11 TRUSTEE BRENNAN: Second.

12 MAYOR STUESSI: All in favor?

13 DEPUTY MAYOR PHILLIPS: Aye.

14 TRUSTEE ROBINS: Aye.

15 MAYOR STUESSI: Aye.

16 TRUSTEE BRENNAN: Aye.

17 TRUSTEE DOUGHERTY-JOHNSON: Aye.

18 MAYOR STUESSI: Motion carries.

19 TRUSTEE BRENNAN:

20 RESOLUTION 01-2025-3.

21 RESOLUTION approving the
22 application for membership of
23 Carmine B. Antonelli to Relief
24 Hose Company Number 2 of the
25 Greenport Fire Department as

2 approved by the Village of
3 Greenport Fire Department Board of
4 Wardens on December 18, 2024. So
5 moved.

6 DEPUTY MAYOR PHILLIPS: Second.

7 MAYOR STUESSI: All in favor?

8 DEPUTY MAYOR PHILLIPS: Aye.

9 TRUSTEE ROBINS: Aye.

10 MAYOR STUESSI: Aye.

11 TRUSTEE BRENNAN: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 MAYOR STUESSI: Motion carries.

14 DEPUTY MAYOR PHILLIPS:

15 RESOLUTION 01-2025-4:

16 RESOLUTION approving the
17 application for membership of Ryan
18 Baglivi to Eagle Hose of the
19 Greenport Fire Department, as
20 approved by the Village of
21 Greenport Fire Department Board of
22 Wardens on December 18, 2024.

23 So moved.

24 TRUSTEE DOUGHERTY-JOHNSON:

25 Second.

2 MAYOR STUESSI: All in favor?

3 DEPUTY MAYOR PHILLIPS: Aye.

4 TRUSTEE ROBINS: Aye.

5 MAYOR STUESSI: Aye.

6 TRUSTEE BRENNAN: Aye.

7 TRUSTEE DOUGHERTY-JOHNSON: Aye.

8 MAYOR STUESSI: Motion carries.

9 TRUSTEE DOUGHERTY-JOHNSON:

10 RESOLUTION 1-2025-5:

11 RESOLUTION approving the
12 application for membership of
13 Geoffrey Schroeder to Standard
14 Hose of the Greenport Fire
15 Department, as approved by the
16 Village of Greenport Fire
17 Department Board of Wardens on
18 December 18, 2024. So moved.

19 TRUSTEE ROBINS: Second.

20 MAYOR STUESSI: All in favor?

21 DEPUTY MAYOR PHILLIPS: Aye.

22 TRUSTEE ROBINS: Aye.

23 MAYOR STUESSI: Aye.

24 TRUSTEE BRENNAN: Aye.

25 TRUSTEE DOUGHERTY-JOHNSON: Aye.

2 MAYOR STUESSI: Motion carries.

3 TRUSTEE ROBINS:

4 RESOLUTION 1-2024 -- 2025-6:

5 RESOLUTION authorizing the
6 solicitation of bids for the
7 purchase of one Marine Fire/Rescue
8 Boat for the Village of Greenport
9 Fire Department and directing
10 Clerk's office to notice the
11 Request for bids accordingly. So
12 moved.

13 TRUSTEE BRENNAN: Second.

14 MAYOR STUESSI: All in favor?

15 DEPUTY MAYOR PHILLIPS: Aye.

16 TRUSTEE ROBINS: Aye.

17 MAYOR STUESSI: Aye.

18 TRUSTEE BRENNAN: Aye.

19 TRUSTEE DOUGHERTY-JOHNSON: Aye.

20 TRUSTEE BRENNAN:

21 RESOLUTION 1-2025-7:

22 RESOLUTION approving Public
23 Assembly Application received from
24 the Greenport Fire Department for
25 a fundraiser dinner for GFD Marine

2 Fire Rescue to be held on
3 February 1, 2025 from 4:00 to
4 8:00 p.m. The event location will
5 be the Greenport Fire Department.

6 So moved.

7 DEPUTY MAYOR PHILLIPS: Second,
8 but I'd like add to the minutes.
9 The Greenport Fire Department is
10 holding a fundraiser for the
11 Greenport Fire Department Fire
12 Rescue on February 1, 2025 from
13 4:00 p.m. for a sit-down or
14 take-out spaghetti meatball
15 dinner. The location is the
16 Third Street Fire Station.

17 The event, along with the dinner
18 offered will include live music
19 and a raffle including serving
20 wine. They have completed the SLA
21 application for a temporary liquor
22 license application for the
23 serving of the wine. This will be
24 provided to the Village Clerk upon
25 receipt, along with other required

2 documents.

3 One request is possible to have
4 a poster placed on the Village
5 website to provide another form of
6 communication announcing the event.

7 MAYOR STUESSI: So we need to
8 modify the Resolution to include
9 the service of alcohol.

10 TRUSTEE DOUGHERTY-JOHNSON:
11 That's the second.

12 VILLAGE CLERK HALL: The next
13 Resolution --

14 MAYOR STUESSI: Oh, okay.

15 DEPUTY MAYOR PHILLIPS: But I
16 just want to make sure that --
17 because on the application it
18 doesn't say live music and the
19 raffle. It just says the dinner,
20 I believe. That's why I want to
21 clarify it so everyone's aware of
22 it.

23 VILLAGE CLERK HALL: Thank you.

24 MAYOR STUESSI: All right, so
25 we have a second on the resolution?

2 DEPUTY MAYOR PHILLIPS: Yes,

3 I second it.

4 MAYOR STUESSI: All in favor?

5 DEPUTY MAYOR PHILLIPS: Aye.

6 TRUSTEE ROBINS: Aye.

7 MAYOR STUESSI: Aye.

8 TRUSTEE BRENNAN: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 MAYOR STUESSI: Motion carries.

11 DEPUTY MAYOR PHILLIPS:

12 RESOLUTION 1-2025-8:

13 RESOLUTION authorizing the
14 suspension of the open container
15 law of the Village of Greenport
16 per Section 35-3B and 35-3C of the
17 Greenport Village Code within the
18 parameters outlined in the public
19 assembly application submitted by
20 the Greenport Fire Department to
21 host a fundraiser dinner at Third
22 Street Fire Station location from
23 4:00 p.m. to 8:00 p.m. on
24 February 1, 2025.

25 So moved.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Second.

4 MAYOR STUESSI: All in favor?

5 DEPUTY MAYOR PHILLIPS: Aye.

6 TRUSTEE ROBINS: Aye.

7 MAYOR STUESSI: Aye.

8 TRUSTEE BRENNAN: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 MAYOR STUESSI: Motion carries.

11 TRUSTEE DOUGHERTY-JOHNSON:

12 RESOLUTION 1-2025-9:

13 RESOLUTION adopting the attached
14 proposed policy for payment plans
15 for the Village of Greenport
16 electric utility. So moved.

17 TRUSTEE ROBINS: Second.

18 MAYOR STUESSI: All in favor?

19 DEPUTY MAYOR PHILLIPS: Aye.

20 TRUSTEE ROBINS: Aye.

21 MAYOR STUESSI: Aye.

22 TRUSTEE BRENNAN: Aye.

23 TRUSTEE DOUGHERTY-JOHNSON: Aye.

24 MAYOR STUESSI: Motion carries.

25 TRUSTEE ROBINS:

2 RESOLUTION 1-2025-10:

3 RESOLUTION approving the
4 issuance of a Request for
5 Proposals for management of McCann
6 Campground for the 2025 season and
7 directing Clerk Hall to notice the
8 Request for Proposals accordingly.
9 So moved.

10 TRUSTEE BRENNAN: Second.

11 MAYOR STUESSI: All in favor?

12 DEPUTY MAYOR PHILLIPS: Aye.

13 TRUSTEE ROBINS: Aye.

14 MAYOR STUESSI: Aye.

15 TRUSTEE BRENNAN: Aye.

16 TRUSTEE DOUGHERTY-JOHNSON: Aye.

17 MAYOR STUESSI: Motion carries.

18 TRUSTEE BRENNAN:

19 RESOLUTION 1-2025-11:

20 RESOLUTION accepting the
21 attached Service Agreement
22 submitted by Garratt-Callahan
23 Company for the provision of a
24 water treatment chemical program
25 and service therefore, and

2 authorizing Mayor Stuessi to sign
3 the Service Agreement with
4 Garratt-Callahan Company.

5 So moved.

6 DEPUTY MAYOR PHILLIPS:

7 Second.

8 MAYOR STUESSI: All in favor?

9 DEPUTY MAYOR PHILLIPS: Aye.

10 TRUSTEE ROBINS: Aye.

11 MAYOR STUESSI: Aye.

12 TRUSTEE BRENNAN: Aye.

13 TRUSTEE DOUGHERTY-JOHNSON: Aye.

14 MAYOR STUESSI: Motion carries.

15 DEPUTY MAYOR PHILLIPS:

16 RESOLUTION 01-2025-12:

17 RESOLUTION allowing a
18 non-Village resident to serve as
19 an Election Inspector for the
20 March 18, 2025 Village Election.

21 So moved.

22 TRUSTEE DOUGHERTY-JOHNSON: Second.

23 MAYOR STUESSI: All in favor?

24 DEPUTY MAYOR PHILLIPS: Aye.

25 TRUSTEE ROBINS: Aye.

2 MAYOR STUESSI: Aye.

3 TRUSTEE BRENNAN: Aye.

4 TRUSTEE DOUGHERTY-JOHNSON: Aye.

5 MAYOR STUESSI: Motion carries.

6 TRUSTEE DOUGHERTY-JOHNSON:

7 RESOLUTION 1-2025-13:

8 RESOLUTION approving the Public
9 Assembly application received from
10 Amie Sponza on behalf of Northeast
11 Stage to host Shakespeare in the
12 Park (Othello). The applicant is
13 requesting the use of Mitchell
14 Park on July 25, 2025 through
15 July 27, 2025 from 7:00 to
16 9:00 p.m. So moved.

17 TRUSTEE ROBINS: Second.

18 TRUSTEE BRENNAN: Discussion.

19 Has this been checked? Is there
20 any conflicts on those days?

21 VILLAGE CLERK HALL: No.

22 This is the first of the July
23 applications from my understanding.

24 TRUSTEE BRENNAN: Thank you.

25 TRUSTEE ROBINS: What days of

2 the week -- they don't conflict
3 with the Friday night with the
4 Farmers Market that's coming up
5 next?

6 VILLAGE CLERK HALL: Well,
7 that hasn't been approved yet.

8 TRUSTEE DOUGHERTY-JOHNSON: I
9 mean, I think the Farmers Market
10 was supposed to end at 6:00.
11 Although isn't the band -- doesn't
12 the band usually do --

13 DEPUTY MAYOR PHILLIPS: On Friday.

14 TRUSTEE DOUGHERTY-JOHNSON:
15 -- Friday nights?

16 TRUSTEE ROBINS: The Farmers
17 Market end at 5:30 and then
18 Shakespeare starts at what, 7:00?

19 MAYOR STUESSI: Yes.

20 TRUSTEE DOUGHERTY-JOHNSON:
21 Right, but the Friday night band.

22 DEPUTY MAYOR PHILLIPS:
23 Fridays usually they suspend it.
24 Didn't they suspend it for
25 Shakespeare?

2 MAYOR STUESSI: Yeah, we
3 haven't seen an application from
4 the band yet, correct?

5 VILLAGE CLERK HALL: Correct.

6 MAYOR STUESSI: But in past
7 experiences, I understand
8 historically they've suspended the
9 band on the nights that
10 Shakespeare was coming.

11 VILLAGE CLERK HALL: Correct.

12 MAYOR STUESSI: Alright, we
13 had a second. All in favor?

14 DEPUTY MAYOR PHILLIPS: Aye.

15 TRUSTEE ROBINS: Aye.

16 MAYOR STUESSI: Aye.

17 TRUSTEE BRENNAN: Aye.

18 TRUSTEE DOUGHERTY-JOHNSON: Aye.

19 MAYOR STUESSI: Motion carries.

20 TRUSTEE ROBINS:

21 RESOLUTION 1-2025-14:

22 RESOLUTION approving the Public
23 Assembly application received from
24 Paul Lively on behalf of the
25 Greenport Farmers Market to host a

2 Farmers Market in Mitchell Park.

3 The applicant is requesting to
4 host a weekly Farmers Market on
5 Fridays beginning on May 23rd,
6 2025 through October 10th, 2025.

7 The applicant has also requested a
8 waiver of the alcohol prohibition
9 for the duration of the Farmers
10 Market. So moved.

11 TRUSTEE BRENNAN: Second.

12 MAYOR STUESSI: All in favor?

13 DEPUTY MAYOR PHILLIPS: Aye.

14 TRUSTEE ROBINS: Aye.

15 MAYOR STUESSI: Aye.

16 TRUSTEE BRENNAN: Aye.

17 TRUSTEE DOUGHERTY-JOHNSON: Aye.

18 MAYOR STUESSI: The motion
19 carries.

20 TRUSTEE BRENNAN:

21 RESOLUTION 1-2025-15:

22 RESOLUTION authorizing the
23 suspension of the open container
24 law of the Village of Greenport
25 for Section 35-3B and 35-3C of the

2 Greenport Village Code, within the
3 parameters outlined in the Public
4 Assembly application submitted by
5 Paul Livsey on behalf of the
6 Greenport Farmers Market to be
7 held in Mitchell Park, on Fridays
8 beginning May 23rd, 2025 through
9 October 10th, 2025. So moved.

10 DEPUTY MAYOR PHILLIPS: Second.

11 MAYOR STUESSI: All in --

12 TRUSTEE BRENNAN: Discussion.

13 So this is a conflict, right?

14 VILLAGE CLERK HALL: So last
15 year there was discussion between
16 the two parties to accommodate.
17 The Farmers Market happens on one
18 part of Mitchell Park and the play
19 is in the amphitheater area. So
20 this, I don't see is truly the
21 conflict. The conflict is the band.

22 TRUSTEE BRENNAN: Okay. So I
23 gather that you or Mr. Albanese
24 will have that conversation?

25 THE CLERK: Correct.

2 TRUSTEE BRENNAN: Thank you.

3 VILLAGE CLERK HALL: Yes,
4 with the band, just to be clear.

5 MAYOR STUESSI: Yeah, and
6 Shakespeare also starts an hour
7 later -- two hours later or an
8 hour and a half later as well.

9 VILLAGE CLERK HALL: Yeah, I
10 don't -- I think that the issue.

11 MAYOR STUESSI: There's no
12 times here.

13 (Whereupon, there was
14 crosstalk.

15 VILLAGE CLERK HALL: I'm sorry?

16 MAYOR STUESSI: We have it in
17 the application.

18 TRUSTEE DOUGHERTY-JOHNSON: I
19 think they're going earlier this
20 year. So like 2:30 to 5:30 maybe,
21 something like that?

22 MAYOR STUESSI: I thought
23 they stopped at 5:30 as I recall.

24 TRUSTEE BRENNAN: Yeah, I'm
25 not suggesting that it's

2 insurmountable conflict, but it
3 needs to be brokered between the
4 parties.

5 VILLAGE CLERK HALL: Understood.
6 So Shakespeare in the Park, let's
7 see. The Farmers Market, they're
8 actually requesting 2:00 p.m. to
9 5:30 p.m.

10 DEPUTY MAYOR PHILLIPS: On
11 Fridays?

12 VILLAGE CLERK HALL: On
13 Fridays.

14 DEPUTY MAYOR PHILLIPS:
15 That's what I thought.

16 VILLAGE CLERK HALL: So it's
17 an earlier than last year's start
18 time.

19 MAYOR STUESSI: Yes.

20 TRUSTEE BRENNAN: Did you
21 want to discuss that?

22 TRUSTEE ROBINS: No, no. I'm
23 just saying it should have been in
24 the Resolution. That would have
25 made it simpler. It's in the

2 application, right, for the Public
3 Assembly permit?

4 MAYOR STUESSI: Correct. So
5 we had a second on that. I'll
6 call a vote for the Resolution.
7 All in favor?

8 DEPUTY MAYOR PHILLIPS: Aye.

9 TRUSTEE ROBINS: Aye.

10 MAYOR STUESSI: Aye.

11 TRUSTEE BRENNAN: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 MAYOR STUESSI: Motion carries.

14 DEPUTY MAYOR PHILLIPS:

15 RESOLUTION 01-2025-16:

16 RESOLUTION scheduling a public
17 hearing for the Regular Session at
18 6:00 p.m. on January 23, 2025, at
19 the Third Street Fire Station.
20 Third and South Street, Greenport,
21 New York 11944, to discuss and
22 take action on a local law
23 amending Chapter 121 entitled
24 "Taxation" of the Code of the
25 Village of Greenport to OPT-IN to

2 the new Firefighters Exemption.

3 So moved and a discussion, please.

4 TRUSTEE DOUGHERTY-JOHNSON: Second.

5 TRUSTEE BRENNAN: We have to
6 have a second.

7 DEPUTY MAYOR PHILLIPS: She did.

8 TRUSTEE DOUGHERTY-JOHNSON: Second.

9 DEPUTY MAYOR PHILLIPS: I'm
10 sorry, maybe I missed something
11 when I was ill, but did we have
12 any type of discussion about this?

13 VILLAGE CLERK HALL: No.

14 DEPUTY MAYOR PHILLIPS: Where
15 did this come from?

16 VILLAGE CLERK HALL: So this
17 is being scheduled because in
18 order -- I believe, my
19 understanding and, Brian, please
20 elaborate further. In order for
21 this tax exception for the fire
22 department members to go through,
23 we have to adopt it here in the
24 Village as their are assessors,
25 correct?

2 VILLAGE ATTORNEY STOLAR:

3 Correct. What happened was the
4 Town of Southold picked up on the
5 fact that we did not have it in
6 place last year and wanted us to
7 put it in place in time for this
8 year so that the additional
9 OPT-IN, I think for the fire
10 personnel, subject to this more
11 recent Exemption Law.

12 DEPUTY MAYOR PHILLIPS: This
13 is the new Exception Law?

14 VILLAGE ATTORNEY STOLAR:
15 It's not new anymore, but...

16 DEPUTY MAYOR PHILLIPS: I
17 mean, it was last year.

18 VILLAGE ATTORNEY STOLAR:
19 Yes, it's more recent. I think it
20 was actually '22. So this would
21 be the third year.

22 MAYOR STUESSI: Third year.

23 TRUSTEE ROBINS: Yeah,
24 they've been getting that
25 exception for a while.

2 VILLAGE ATTORNEY STOLAR:

3 Yeah, there's another exemption
4 and that exemption will stay in
5 place. This is an add-on.

6 DEPUTY MAYOR PHILLIPS: The
7 one that's attached to our code
8 that we already have, correct?

9 VILLAGE ATTORNEY STOLAR:
10 Correct, that will stay in place.

11 DEPUTY MAYOR PHILLIPS: So we
12 need to amend our code to
13 accommodate this new --

14 VILLAGE ATTORNEY STOLAR: Correct.

15 DEPUTY MAYOR PHILLIPS: Okay,
16 so that's the public hearing is
17 about?

18 VILLAGE ATTORNEY STOLAR: Correct.
19 You didn't get the local law?

20 VILLAGE CLERK HALL: It's
21 attached, yeah.

22 DEPUTY MAYOR PHILLIPS: No.
23 It's attached to... yeah, but we
24 didn't discuss it at Work Session.
25 It wasn't brought up at Work Session.

2 VILLAGE ATTORNEY STOLAR: It
3 has -- I don't know about the
4 timing, but just so you know, it
5 goes be adopted prior to March 1
6 for it to be effective for this
7 coming --

8 DEPUTY MAYOR PHILLIPS: I
9 don't have an objection to the
10 public hearing. I don't.

11 VILLAGE ATTORNEY STOLAR:
12 Just in terms of timing.

13 DEPUTY MAYOR PHILLIPS: Yeah,
14 no, but I just -- it was something
15 that just wasn't on my radar. And
16 when I was reading the agenda, I
17 don't remember discussing it and I
18 think we should have at least had --

19 MAYOR STUESSI: Yeah, he was
20 notify afterwards. So he sent it,
21 added it in for us to hold a
22 public hearing and we can,
23 obviously, discuss it after public
24 hearing.

25 VILLAGE ATTORNEY STOLAR:

2 Yeah, this is definitely --

3 MAYOR STUESSI: We need to
4 make sure the firefighters --

5 DEPUTY MAYOR PHILLIPS: No,
6 I'm not disagreeing with that,
7 okay, but you had to have had the
8 information before if this has
9 been in existence for more than a
10 year, correct?

11 VILLAGE ATTORNEY STOLAR: I
12 was asked to draft a law, I think,
13 last week.

14 VILLAGE CLERK HALL: Well, if
15 I may interject, this is something
16 that we discussed last year
17 because it was discovered that it
18 wasn't done last year.

19 VILLAGE ATTORNEY STOLAR:
20 Right, which is --

21 VILLAGE CLERK HALL: So we're
22 trying to make sure that it's done
23 properly because --

24 DEPUTY MAYOR PHILLIPS: I'm
25 not disputing. It would have been

2 nicer if it had been continued
3 after the discussion from last
4 year for the change.

5 VILLAGE ATTORNEY STOLAR: The
6 problem --

7 DEPUTY MAYOR PHILLIPS: If
8 you were discussing it last year,
9 why can't --

10 VILLAGE ATTORNEY STOLAR:
11 Last year what happened was when
12 it came up, I said it's too late
13 to effectuate it this year. If
14 you want to do it, do it before
15 the next taxable status year.

16 DEPUTY MAYOR PHILLIPS: I
17 find it took too long to get it on
18 the table.

19 VILLAGE CLERK HALL: They
20 missed the opportunity last year,
21 so there was --

22 DEPUTY MAYOR PHILLIPS: I'm
23 not talking about last year.
24 That's done and over with, okay?
25 So we should --

2 MAYOR STUESSI: Can we call a
3 vote on this?

4 DEPUTY MAYOR PHILLIPS: Yeah,
5 call a vote because no nobody is
6 understanding the fact sometimes
7 it would be nice to have stuff
8 early and not at the last minute.
9 Go ahead.

10 MAYOR STUESSI: All in favor?

11 DEPUTY MAYOR PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR STUESSI: Aye.

14 TRUSTEE BRENNAN: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

16 MAYOR STUESSI: Motion carries.

17 TRUSTEE DOUGHERTY-JOHNSON:

18 RESOLUTION 1-2025-17:

19 RESOLUTION approving the Public
20 Assembly application received from
21 Randy Wade on behalf of the
22 Unitarian Universalist Church of
23 Southold to host a rally in
24 Mitchell Park on January 11, 2025
25 from 1:00 to 2:00 p.m. The rally

2 is in support of the Women's March
3 in Washington, D.C. The applicant
4 requested a waiver of the
5 application fee. So moved.

6 TRUSTEE ROBINS: Second.

7 MAYOR STUESSI: All in favor?

8 DEPUTY MAYOR PHILLIPS: Aye.

9 TRUSTEE ROBINS: Aye.

10 MAYOR STUESSI: Aye.

11 TRUSTEE BRENNAN: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 MAYOR STUESSI: Motion carries.

14 TRUSTEE ROBINS:

15 RESOLUTION 1-2025-18:

16 RESOLUTION to appoint Eileen
17 Kapell to the Village of Greenport
18 Tree Committee for the balance of
19 a one-year term to expire
20 April 24, 2025. So moved.

21 TRUSTEE BRENNAN: Second.

22 MAYOR STUESSI: All in favor?

23 DEPUTY MAYOR PHILLIPS: Aye.

24 TRUSTEE ROBINS: Aye.

25 MAYOR STUESSI: Aye.

2 TRUSTEE BRENNAN: Aye.

3 TRUSTEE DOUGHERTY-JOHNSON: Aye.

4 TRUSTEE BRENNAN:

5 RESOLUTION 1-2025-19:

6 RESOLUTION ratifying the hiring
7 of Yan -- excuse me if I mess this
8 up-- Albaladejo as a part-time
9 intern at an hourly wage of \$18.00
10 per hour effective December 26,
11 2024. So moved.

12 DEPUTY MAYOR PHILLIPS: Second.

13 MAYOR STUESSI: All in favor?

14 DEPUTY MAYOR PHILLIPS: Aye.

15 TRUSTEE ROBINS: Aye.

16 MAYOR STUESSI: Aye.

17 TRUSTEE BRENNAN: Aye.

18 TRUSTEE DOUGHERTY-JOHNSON: Aye.

19 MAYOR STUESSI: Motion carries.

20 DEPUTY MAYOR PHILLIPS:

21 RESOLUTION 01-2025-20:

22 RESOLUTION scheduling a public
23 hearing for the Regular Session at
24 6:00 p.m. on January 23, 2025, at
25 the Third Street Fire Station,

2 Third and South Streets, Greenport
3 New York 11944, to discuss the
4 recommendation from the Village of
5 Greenport Historic Preservation
6 Commission to designate the area
7 known in the Village as Sandy
8 Beach as a Historic District.

9 So moved.

10 TRUSTEE DOUGHERTY-JOHNSON:

11 Second.

12 MAYOR STUESSI: All in favor?

13 DEPUTY MAYOR PHILLIPS: Aye.

14 TRUSTEE ROBINS: Aye.

15 MAYOR STUESSI: Aye.

16 TRUSTEE BRENNAN: Aye.

17 TRUSTEE DOUGHERTY-JOHNSON: Aye.

18 MAYOR STUESSI: Motion carries.

19 TRUSTEE DOUGHERTY-JOHNSON:

20 RESOLUTION 1-2025-21:

21 RESOLUTION approving all checks
22 per the Voucher Summary Report
23 dated December 27, 2024, in the
24 total amount of \$1,046,070.28
25 consisting of:

2 All regular checks in the amount
3 of \$981 thousand -- nine hundred
4 and eighty-one hundred, eight
5 hundred and nine and fifty-six
6 cents; and

7 All prepaid checks, including
8 wire transfers, in the amount of
9 \$64,260.72. So moved.

10 TRUSTEE ROBINS: Second.

11 MAYOR STUESSI: All in favor?

12 DEPUTY MAYOR PHILLIPS: Aye.

13 TRUSTEE ROBINS: Aye.

14 MAYOR STUESSI: Aye.

15 TRUSTEE BRENNAN: Aye.

16 TRUSTEE DOUGHERTY-JOHNSON: Aye.

17 MAYOR STUESSI: Motion carries.

18 With that, thank you,
19 everybody, for being here this
20 evening. Happy New Year again.
21 I'll make a motion to close the
22 meeting. Is there a second?

23 DEPUTY MAYOR PHILLIPS: Second.

24 TRUSTEE BRENNAN: I just have
25 a question. I saw that the

2 electric policy is attached to the
3 agenda. Was that needed for --

4 MAYOR STUESSI: We voted on it.

5 TRUSTEE BRENNAN: That was
6 one of the Resolutions?

7 MAYOR STUESSI: Yes.

8 TRUSTEE BRENNAN: Thank you.

9 MAYOR STUESSI: This is the
10 one we discussed in two Work
11 Sessions ago.

12 TRUSTEE BRENNAN: I remember
13 discussing it. I missed it in here.

14 MAYOR STUESSI: Yeah, no
15 worries. Meeting adjourned.

16 (Whereupon, the meeting
17 adjourned at 8:19 p.m.)

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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of January, 2024.



REBECCA WOOD

Matthew Michel
400 Main Street
Greenport, NY 11944
631-603-5479

January 1, 2025

Attn: Village Of Greenport Board of Trustees

Dear Village Trustees,

I am writing to express my strong objection to the proposal to re-classify the property designated as tax map #1001-004-08-28 and 1001-004-08-29 as one and two family residences to CR zoning in order to allow for the construction of a parking lot. I believe that this change would be completely contrary to the village's mission and objectives, particularly in regards to adding residential units and preserving the character of our neighborhoods.

The mayor and trustees have emphasized that adding residential units should be a priority and this proposed re-classification would severely undermine that effort and set a dangerous precedent in our village. We should be focusing on encouraging healthy growth in the business district while also preserving and expanding our available housing. Building a parking lot does not align with either of these objectives.

Instead of addressing any perceived parking issues by constructing additional parking spaces, I urge the village to explore alternative solutions such as promoting the use of public transportation or implementing parking fees in specific locations at specific times. Placing the burden of parking on businesses rather than managing it at a municipal level would be a mistake and will have negative repercussions for this community.

While I support the expansion to the Greenporter hotel, I do not believe that it should come at the cost of sacrificing housing opportunities within our village. It is crucial that we prioritize the preservation of residential properties and the creation of new housing units in order to maintain the character and integrity of our community.

Thank you for considering my concerns.

Sincerely,

Matthew Michel