```
2
    VILLAGE OF GREENPORT
3
    COUNTY OF SUFFOLK : STATE OF NEW YORK
4
5
               VILLAGE OF GREENPORT
6
                BOARD OF TRUSTEES
7
                 SPECIAL MEETING
8
                 Old School House
9
10
                 March 12, 2025
11
                 6:00 p.m.
12
13
    B E F O R E:
14
15
    KEVIN STUESSI ~ MAYOR
16
    MARY BESS PHILLIPS~ DEPUTY MAYOR/TRUSTEE
17
    PATRICK BRENNAN ~ TRUSTEE (NOT PRESENT)
18
    LILY DOUGHERTY-JOHNSON ~ TRUSTEE
19
    JULIA ROBINS ~ TRUSTEE
20
    CANDACE HALL ~ VILLAGE CLERK
21
    JARED KASSCHAU, ESQ. ~ VILLAGE ATTORNEY
22
23
    All other interested parties
24
25
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
                    MAYOR STUESSI: I'd like to
               make a motion of the Special
3
 4
               Meeting of the Greenport Village
5
               Board of Trustees for Wednesday,
               March 12th, of 2025. May I have a
6
7
               second?
                    TRUSTEE ROBINS: Second.
8
                    TRUSTEE DOUGHERTY-JOHNSON: Second.
10
                    MAYOR STUESSI: All in favor?
11
                    TRUSTEE ROBINS: Aye.
12
                    TRUSTEE DOUGHERTY-JOHNSON: Aye.
13
                    MAYOR STUESSI: Aye.
14
                    DEPUTY MAYOR PHILLIPS: Aye.
15
                    MAYOR STUESSI: Motion
16
               carries. Please stand for the
17
               Pledge of Allegiance.
18
                    (Whereupon the Pledge of
19
               Allegiance was recited.)
20
                    MAYOR STUESSI: Please be
21
               seated. The first item we have is
22
               a resolution, it was a late
23
               addition relative to the Village
24
               election, which takes place next
               week on March 18th. I wanted to
25
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               Village election scheduled for
3
               March 18, 2025, at a pay rate of
 4
               $30 an hour. So moved.
                    DEPUTY MAYOR PHILLIPS: Second.
5
                    MAYOR STUESSI: All in favor?
6
7
                    TRUSTEE ROBINS: Aye.
                    TRUSTEE DOUGHERTY-JOHNSON: Aye.
8
                    MAYOR STUESSI: Aye.
10
                    DEPUTY MAYOR PHILLIPS: Aye.
11
                   MAYOR STUESSI: Motion
12
               carries unanimously.
13
                 With that, I will make a motion
14
               to open the public hearing.
15
                 This is Chapter 103 for rental
16
               property, short-term rentals. May
17
               I have a second?
18
                    TRUSTEE DOUGHERTY-JOHNSON: Second.
19
                    MAYOR STUESSI: All in favor?
20
                    TRUSTEE ROBINS: Aye.
21
                    TRUSTEE DOUGHERTY-JOHNSON: Aye.
22
                    MAYOR STUESSI: Aye.
23
                    DEPUTY MAYOR PHILLIPS: Aye.
24
                   MAYOR STUESSI: The public
25
               hearing is open. The Village
```

time, that a minimum two-week

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25

MAYOR STUESSI: And if you

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25

majority of my guests stay two to

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25

four nights; 14 days is absurd.

Besides the idea that people can afford the time and money to take a two-week vacation of contiguous days, and how many of us in this room have had that luxury? And in my guest cottage, that would be an average cost of \$8,400 for two weeks. And we're worried about a high cost of \$3,000 a month here for locals.

I don't know if the Board has
ever surveyed the hotels to see
how they would feel about two-week
rentals, and by the way, I'm
curious if any of them have even
ever had one. And the short-term
rentals have been criticized for
being dark much of the year and
I'm curious whether this Board has
ever -- excuse me. And I'm
curious was whether this Board
judges or penalizes them because
many of them are dark much of the

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               winter themselves.
3
                 My cottage has three bedrooms.
 4
               A hotel across the street from me
5
               has a proposal of 30. People come
 6
               to Greenport for a fun getaway
7
               weekend, attend a funeral, a
               wedding, an elderly parent's
8
               birthday party at Peconic Landing,
10
               a beach weekend with family.
11
               Several members of this Village
               Board post wonderful, wonderful
12
13
               things supporting small businesses
14
               in Greenport, whether it's
15
               supporting Scott's Bookstore, for
16
               an author reading at the library,
17
               an art gallery opening, a farmer's
18
               market, a new restaurant. But
19
               sadly, as witnessed by this
20
               27-page document, this Board does
               not understand that short-term
21
22
               rentals are small businesses.
23
                 And as a matter of fact, we are
24
               the only small business that
25
               actually brings in guests to
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
                support other small businesses.
3
               Our guests shop -- grocery shop at
                the health food store and the
 4
5
               market, the IGA, and buy local
               wines at places like Greenport
6
7
               Wines and Spirits. They get
               morning coffee pastries at places
8
               like Aldo's and Pip's. They buy
10
               delicious desserts at Blue Duck
11
               Bakery, bagels at Goldberg's,
12
                fabulous sandwiches at the
13
               Sterlington and dine out most
14
                every afternoon and evening in one
               of the 40 restaurants that we
15
16
                support.
17
                 They shop at Preston's for
18
                fabulous foul weather gear and
19
               Kessie's for clothes and
20
               accessories, and even have jewelry
21
               repairs done at Rose and Dee's.
22
               Forgive me for only naming a few
               of the other small business that
23
24
               make our Village special.
25
                Short-term rentals such as mine, I
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               hire a landscaper, housekeepers,
3
               plumbers, and electricians and all
 4
               of them live legal locally.
5
                 Here is some language I found
6
               questionable in this document, but
7
                I ask others in the room to please
               read this document and voice your
8
               concerns. Quote, unquote:
10
                 A domestic partner is defined as
11
               having, quote, a long-term
12
               committed personal relationship.
13
               Who are we do judge how long a
14
               relationship lasts?
15
                 It also says: Neither person is
16
               to be married to another person.
17
               What happens if I was going
18
               through a divorce and asked Ellen
19
               if I could stay at her house and
20
                share a rental?
21
                 Each person shall declare that
22
                they are the other person's sole
23
               domestic partner. Once again, I
24
               don't think this is any of our
25
               business.
```

1

2 Partners must declare they 3 intend to use this unit as their 4 primary residence and, get this, 5 that the intent to do so for the 6 indefinite future. What happens 7 if they get a job out of town? Shouldn't we be asking instead 8 maybe what the color of their hair 10 is, what they're ethnic 11 background, do they get proper 12 exercise or what political party 13 they belong to? And how do we 14 prove any of this. 15 In the document the definition 16 also says a kitchen must have 17 cabinets, appliances, a 18 refrigerator, an oven, a 19 dishwasher. A dishwasher? I have 20 several friends, even one in this 21 room, who is a year-round 22 residence and I know for a fact she doesn't have a dishwasher. 23 24 Does my husband, John, count? 25 We are now told that the

```
1
        Board of Trustees Meeting ~ March 12, 2025
               principal domicile, we must live
2
3
               in it -- we, meaning the renters;
 4
               I'm speaking for others as well
5
                -- that we must live in it for no
6
               less than 270 days. Are we
7
               expected to call in for attendance
8
               with video proof every morning or
               is there a dorm mother who's going
10
               to come to our homes and check if
11
               we're there?
12
                 Applications for the permit
13
               should show things that are
14
               important like Suffolk County tax,
15
               that we have permits, that we have
16
               proper insurance, that we have
17
               fire extinguishers. But a survey
18
               of the property? I don't know
19
               what that would cost.
20
                 And there's a very odd thing.
               You have to have a notarized
21
22
               affidavit certifying a number a
23
               number of items, such as, your
24
               waste management plan. Everyone's
25
               waste management plan is either
```

1	Board of Trustees Meeting ~ March 12, 2025
2	Doors in the house, this
3	document says, should have numbers
4	on them number one, door number
5	two, door number three to
6	indicate an egress and increase.
7	In my experience doors are
8	generally quite large and quite
9	visible. Why would someone have
10	to look at a chart to find one?
11	This is absolutely crazy.
12	The owner of the property should
13	maintain a log that says the
14	number of guests with the
15	beginning and ending dates of each
16	transent transention
17	transient rental and submit this
18	document by September 3rd each
19	calendar year. Who does this
20	document go to and why?
21	I'm wondering if you'd want our
22	guest books also and the comments
23	that they left behind. It would
24	be pretty boring with all the nice
25	notes about what about they did in

1

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
                 I'm proposing a $600 yearly
3
               permit fee for 346 -- excuse me,
 4
               346 units. The cost per year is
5
               $600. In one year it would bring
               in $207,600; in two years
6
7
               $415,200. I'll, once again, say
               in two years at the current rate
8
               is $86,500.
10
                 I will give the Village Clerk
11
               copies of this again and I thank
12
               you very much for your -- my time.
13
                    (Applause.)
14
                    MAYOR STUESSI: Jane, real
15
               quickly.
16
                    MS. RATSEY-WILLIAMS: Yes, sir.
17
                    MAYOR STUESSI: Were you
18
               recommending any minimum rental
19
               period? That was the one thing I
20
               didn't hear you say.
                    MS. RATSEY-WILLIAMS: I find,
21
22
               Kevin, honestly that most people
23
               do two to four days. They -- you
24
               know, if -- someone once said
25
               these aren't weddings like in
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               India where they last a month, you
3
               know? People come in and they
 4
               visit family --
5
                    MAYOR STUESSI: So is there a
               recommendation of two or four days?
6
7
                    MS. RATSEY-WILLIAMS: Yes, I
8
               would say that, yeah, a minimum.
                   MAYOR STUESSI: Which one is
10
               it, two or four days?
11
                   AUDIENCE MEMBER: I would say
12
               two.
13
                   MS. RATSEY-WILLIAMS: I would
14
               say two days.
15
                   MAYOR STUESSI: Okay.
16
                   MS. RATSEY-WILLIAMS: I don't
17
               know anyone who will rent for less
18
               than two days because of
19
               housekeeping. When my quests
20
               leave, you know, everything is
21
               refreshed. The housekeeper comes
22
               in, the floors are washed, new
23
               flowers are put in rooms, laundry
24
               is done, quilts are changed, everything.
25
                   MAYOR STUESSI: Okay, we're
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               going to take some other comments.
3
               And I'd be glad to meet you at
               Village Hall because some of the
 4
5
               facts that you -- some of the
6
               things you stated are incorrect
7
               relative to hours and employees at
               Village Hall.
8
                   MS. RATSEY-WILLIAMS: Okay.
10
                    MAYOR STUESSI: But I would
11
               be glad -- I don't want to go back
12
               and forth here.
13
                   MS. RATSEY-WILLIAMS: Okay,
14
               thank you.
15
                    MAYOR STUESSI: Is there
16
               anybody else that would like to
17
               speak this evening?
18
                    MS. KING: I would. I just
19
               want to --
20
                    MAYOR STUESSI: Yes.
21
                    MS. KING: I mean, you pretty
22
               much hit on every single thing I
23
               wanted to say, so I guess what
24
               I've been -- what I can bring to
25
               the table is just --
```

1	Board of Trustees Meeting ~ March 12, 2025
2	used to come who are super jazzed
3	about Long Island wine, really
4	excited about the art scene,
5	really excited about the music
6	and
7	MAYOR STUESSI: So if I can
8	interject for one quick second?
9	MS. KING: Sure.
10	MAYOR STUESSI: Nothing has
11	been changed to the Village code
12	on this in several years. So we
13	have the exact
14	MS. KING: No, when they took
15	away the short-term rental and
16	made it a two-week only. Isn't
17	that what it is or am I wrong?
18	DEPUTY MAYOR PHILLIPS:
19	That's what's being proposed.
20	MAYOR STUESSI: That's not
21	accurate.
22	MS. KING: I thought that
23	it's been like that.
24	TRUSTEE DOUGHERTY-JOHNSON: It
25	sort of has unless you

MAYOR STUESSI: Thank you

25

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               very much for coming this evening.
3
                 Is there -- yes, sir.
                    MR. ISRAEL: I'd like to
 4
5
               speak.
6
                    MAYOR STUESSI: Yes, Mr. Israel.
7
                    MR. ISRAEL: Hi, Ike Israel.
8
               My address is 745 Osprey Nest
               Road. So I don't live in the
10
               Village, but I live in Greenport.
11
                    MAYOR STUESSI: Do you mind
12
               just saying if you have any
               short-term rentals?
13
14
                    MR. ISRAEL: I don't. I have
15
               five two-families in the Village.
16
               They're all rented year round. My
17
               longest tenants have been there --
18
               one just moved to Shelter Island,
19
               she was there for 16 years. On
20
               average, my current tenants have
21
               probably all be been there at
22
               least five years.
23
                 So I -- personally I rent to
24
               year-round people. I don't have
25
               the extra bandwidth to do Airbnb,
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               but I think -- and I like that the
3
               Board is thinking how do we help
 4
               people with affordable housing,
5
               like that's a crisis. Going --
6
               the Airbnb, this ship sailed.
7
               This changing the code now, this
8
               ship sailed six years ago. You
               guys are way behind. We're just
10
               way behind in doing something.
11
                 Greenport, because it doesn't
12
               have the minimum in two
13
               families -- and I have some
14
               friends that have two families and
15
               other clients that have two
16
               families, but being that you don't
17
               have the minimum, it's given us a
18
               competitive edge over Southold,
19
               which is 14 days; Riverhead 28
20
               days, and I think it's really
21
               helped your commercial businesses.
22
                 If you look at how many new
23
               restaurants have come to Riverhead
24
               since 2019 or 2018, it's --
25
               there's a lot. It's sad when I
```

year-round units here? You see

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25

I mean, other ideas? I've spoke with Kevin briefly that one time when we had a cup of coffee. I mean, taking R-1 and allowing two family throughout the Village, consolidating the code. It might not be practical on every street everywhere, but I think that should be reexamined on certain streets and see if you can increase density.

I thought that it was very just of Greenport when they came out with a code for the two families to say, all right, in the two families, if someone is there year-round, no minimum stay, like let's incentivize. Those people are doing the right thing. Like they're doing part of the problem.

Forcing everyone? I just had a house -- I have a house that's empty on 7th Street. It's been -- I've been trying to rent it year

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
                 You know, I think that if that's
3
               what is important to our
 4
               community, hire the people that we
5
               need to do it where it's not one
6
               guy that's supposed to do 15 jobs,
7
               but -- and it goes with building
               fees and everything else, but --
8
                   MAYOR STUESSI: We just
10
               raised building fees a few weeks
11
               ago.
12
                    MR. ISRAEL: Great. So in
13
               Riverhead they've started -- they
14
               have a -- for $500 they'll
15
               expedite your permit for two
16
               weeks. So if you need even more
17
               ideas how to incentivize people,
18
               but not everybody is thrilled
19
               about it, but plenty of other
20
               people say --
21
                   MAYOR STUESSI: How do
22
               we incentivize --
23
                    MR. ISRAEL: -- how do I do
24
               that?
25
                   MAYOR STUESSI: -- not
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               signed with a developer that would
3
               provide housing for, you know,
 4
               somewhere close to probably 100
5
               people and we need it.
                 So anything else to add on the
6
7
               short-term housing?
                    MR. ISRAEL: I'd like to add,
8
               so the sewer moratorium, is that
10
               going to apply --
                    MAYOR STUESSI: We're
11
12
               getting --
13
                    MR. ISRAEL: Is that going to
14
               apply to --
15
                    MAYOR STUESSI: Pardon me?
16
                    MR. ISRAEL: Is that going to --
17
                    MAYOR STUESSI: Undetermined --
18
                    MR. ISRAEL: Okay.
19
                    MAYOR STUESSI: -- until we
20
               have a public discussion on it.
21
               There were recommendations by our
22
               consultant to not extend the sewer
23
               outside the Village lines.
24
                    MR. ISRAEL: Has anybody did
25
               any like impact studies on how
```

1	Board of Trustees Meeting ~ March 12, 2025
2	converting single family to two
3	family in a few parts of the
4	Village that still have them,
5	accessory dwelling units, which
6	would be wonderful. It would be a
7	drop in the bucket to the true
8	need though
9	MR. ISRAEL: Right.
10	MAYOR STUESSI: It's close to
11	800 people on the housing list in
12	Southold Town that are looking for
13	homes. Beyond that, you know,
14	there's one person in the Village
15	who owns over 40 units and he
16	claims he's got several hundred
17	people on the list. ADU's are
18	never going to get us there, but
19	it would be helpful.
20	One of the things we've talked
21	about is allowing for existing
22	ADU's to be converted as of right
23	so long as they meet building code.
24	MR. ISRAEL: Right.
25	MAYOR STUESSI: We're waiting

1	Board of Trustees Meeting ~ March 12, 2025
2	for some things from our Code
3	Committee to come back in front of
4	the Board.
5	MR. ISRAEL: You know,
6	because there's some other lots.
7	Like I own a property on Bay
8	Avenue, and it's just under. Like
9	the code for multi-family says you
10	can have multi-family in R-2, but
11	like you need 5,000 square feet
12	per unit.
13	So for instance, if you have a
14	15,000-square foot lot, you can
15	technically have a three family on
16	it, but if you were to divide that
17	lot into two, you could get four
18	units.
19	So maybe with good planning, you
20	know, we should see if we can
21	allow people to build a four
22	family you know, four units on
23	something like that.
24	MAYOR STUESSI: I would,
25	again, encourage you to come to
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```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               the joint meeting next week
3
               because when you talk about the
 4
               vast majority that exists in the
5
               town outside of our one square
               mile, that's where there's
6
7
               opportunity to solve for this.
8
                    MR. ISRAEL: Okay, so we're
               not doing it?
10
                    MAYOR STUESSI: Doing what?
11
                    MR. ISRAEL: Affordable
12
               housing. You're just saying, go
13
               talk to those guys over there.
14
                    MAYOR STUESSI: No, I'm
15
               saying join us, together with them
16
               to help problem solve together as
17
               part of it.
18
                    MR. ISRAEL: Okay.
19
                    MAYOR STUESSI: Yeah.
20
                    MR. ISRAEL: All right, and
21
               does this -- the short term stays,
22
               that's for -- this is Village
23
               wide. It's not if you're above an
24
               apartment or if you're in a two
25
               family?
```

1	Board of Trustees Meeting ~ March 12, 2025
2	MAYOR STUESSI: The way the
3	code is drafted is it's Village
4	wide. This consideration, again,
5	we've had multiple meetings. I
6	don't know how many hours we've
7	spend talking about it. This is
8	the latest version and we're
9	taking public comment. And then
10	the Board will have discussion on
11	it at a subsequent meeting.
12	MR. ISRAEL: My comments
13	don't change the date then, the
14	amount of time? If somebody wants
15	one day, so what. I think for the
16	businesses, it helps with the
17	turnover. I've been very involved
18	in Downtown Riverhead and one of
19	their struggles were, in the very
20	beginning, you know, Downtown
21	Riverhead turned into a ghost
22	town.
23	They started building affordable

apartment, which is great.

They've built so far over 250

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24

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               affordable apartments downtown,
3
               but the people that live in those
 4
               apartments, they can't -- they're
5
               on limited, fixed incomes. They
               couldn't go to the Frisky Oyster
6
7
               one night a week or --
                   MAYOR STUESSI: I will
8
               disagree with you on -- I will
10
               disagree with you on somebody who
               I know well who used to live over
11
12
               there in one of the them and
13
               enjoyed all the restaurants
14
               downtown. Maybe it's not --
15
                   MS. KING: But maybe that's
16
               on outlier.
17
                    MAYOR STUESSI: Maybe so.
18
                    MR. ISRAEL: Okay, thank you.
19
                    MS. KING: I just have one --
20
               can I just say one thing? At the
21
               -- I just have one thing.
22
                    MAYOR STUESSI: If it's
23
               something new, please stand, state
24
               your name and --
25
                   MS. KING: Yeah, yeah. Julia
```

increasing historic preservation.

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1	Board of Trustees Meeting ~ March 12, 2025
2	Because had he not decided to do
3	that, somebody could have gone and
4	torn that house down as-of-right
5	MS. RATSEY-WILLIAMS: That's
6	right.
7	MAYOR STUESSI: and done
8	whatever they wanted.
9	MS. RATSEY-WILLIAMS: Right.
10	MAYOR STUESSI: Is there
11	anybody else who would like to
12	speak this evening?
13	Yes, please, Karen.
14	MS. RIVARA: Yeah, just
15	briefly. I mean, this is first
16	time I've come to a public hearing
17	for this.
18	MAYOR STUESSI: If you mind
19	stating your full name and address
20	for the record.
21	MS. RIVARA: My name is Karen
22	Rivara, 628 Carpenter Street. But
23	I think it's an awful long code,
24	which tells me that we have a very
25	thorny issue that we need to work

So I think the fee differences is definitely just, but I just don't see how you're going to have -- if even if you redline

spend \$5,000 or even 3 a month.

21

22

23

24

25

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               learn responsibility. And so some
3
               people are very responsible
 4
               renters, whether it's long term,
 5
               short term, and others are not.
               So how we fix that, is a
6
7
               conundrum, but I think we need to
8
               focus on fixing it for sure, but
               as -- you know, to throw out a
10
               number, I think it's more of a
11
               criteria.
12
                 Like if you're going to be doing
13
               short-term rentals, whatever that
14
               term is, you are essentially
15
               operating your residence like a
16
               hotel, right? And so you need to
17
               have the same opportunity cost per
18
               unit bedroom, however you want to
               put it, and the same
19
20
               responsibilities as hotels have,
21
               you know, just for starters.
22
                 And then somebody who is
23
               negatively impacting their
24
               community, there should be some
25
               sort of recourse for the neighbors.
```

MS. RATSEY-WILLIAMS: Yeah.

MS. RIVARA: Because they're really -- you know, it's hard to get enforcement on people who are, you know, following the rules. I mean, we live on a dead end street and there have been numerous times where limousines have, you know, high speed, backed up down the street and my neighbor has her grandkids out. You know, it's, you know, that kind of irresponsible behavior, you know --

MAYOR STUESSI: Well, that
brings up another great topic and
I would encourage you to come to
our joint meeting with Southold
Town next week because the Village
has been pushing for more police
enforcement for a couple of years
how. And we have a very small
number of officers that have to
patrol a significant area. And
there are many days where there

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               are only four officers on duty for
3
               the entirety of the North Fork and
 4
               that's a problem.
                    MS. RIVARA: So, yes, it
5
6
               seems like there are actually
7
               fewer than before the pandemic; is
               that my imagination?
8
                    MAYOR STUESSI: I'm told not.
10
                    MS. RIVARA: Okay.
11
                    MAYOR STUESSI: We actually
12
               had one officer added, a daytime
13
               person, who was walking and riding
14
               a bicycle last summer. I'm told
15
               that person will not be here this
16
               year, nor have we had traffic
17
               control officers, which we were
18
               supposed to have, to manage
19
               parking and traffic in the
20
               congested downtown area.
21
                    MS. RIVARA: And like the guy
22
               that sped by us when we were
23
               outside?
24
                    MAYOR STUESSI: Exactly.
25
               please come next Thursday.
```

1	Board of Trustees Meeting ~ March 12, 2025
2	rent apartments for \$2,000 a
3	month, whatever the number is, and
4	give you \$1 million for your
5	house, which I don't know where
6	you live. Well, 2nd Street, but
7	every house on 2nd Street is worth
8	\$1 million.
9	MS. NEFF: Not my particular
10	house, but the house next door
11	sold for eight
12	MR. ISRAEL: I'm using
13	references, but
14	MAYOR STUESSI: I'm going to
15	politely ask that you guys not
16	debate.
17	MR. ISRAEL: Sorry.
18	MAYOR STUESSI: If you have
19	comments, Ellen, for the Board
20	MS. NEFF: But that's one
21	kind of owner, one kind of how
22	people get housing, plus the
23	person who owns ten units or
24	whatever units or whatever units.
25	And thank God there still are

1	Board of Trustees Meeting ~ March 12, 2025
2	year-round rentals. The tension
3	between short-term rentals and
4	what used to be many more, more
5	long term and workers, and people
6	who lived and worked somewhere on
7	the North Fork, or particularly in
8	Greenport, there's a tension there
9	and it's not ever going to be
10	resolved.
11	So it's easier for you to be
12	able to find whoever mentioned
13	not being able to find a worker
14	for their store or whatever, it's
15	a terrible problem to try and find
16	housing. So I'm thinking it will
17	be multi-facetted that this gets a
18	little bit better. In a lot of
19	ways what I really think is it has
20	only gotten worse.
21	One of the ways I think we
22	aught to have workshops for people
23	sponsored by people who know
24	more about this to encourage

people to do ADU's. That's not

```
1
        Board of Trustees Meeting ~ March 12, 2025
               going to be a solution for a lot
2
3
               of people, but it's one where you
 4
               end up with a unit that cannot be
5
               a short-term rental and that
6
               someone lives for for a long time
7
               or at least a year or two or ten
               and there's somehow some
8
               affordability is worked into that.
10
               It works for the owner; it works
11
               for the tenant.
12
                 It's all the things that I
13
               really love about the Village are
14
               in danger of disappearing. And
15
               I'm in more than 50 years, but
               there's still a lot left and we at
16
17
               least have some awareness. And it
18
               is going to be a problem that
19
               solved with joint work with the
20
               Town. But enforcement of whatever
21
               laws we decide to make is so
22
               important. That's all I have to
23
               say. Thank you.
24
                    MS. RATSEY-WILLIAMS:
                                           Thank
```

you, Ellen.

25

```
1
        Board of Trustees Meeting ~ March 12, 2025
                    MAYOR STUESSI: Is there
2
3
               anybody else that would like to
 4
               speak on the subject this evening?
5
                    MR. ISRAEL: Ike Israel.
6
                    MAYOR STUESSI: Two time
7
               limit.
                   MR. ISRAEL: Two time limit?
8
               All right, last one. So do you
10
               know how many Village residents
11
               have STAR exemption? Like do you
12
               know what the year-round -- like
13
               do you have any data?
14
                    MAYOR STUESSI: (Nodding.)
                    MR. ISRAEL: Is 346 rental
15
16
               permits about right?
17
                    MAYOR STUESSI: For STAR
18
               exemption?
19
                    MR. ISRAEL: No, the 330 --
20
                   MS. RATSEY-WILLIAMS: 346 was
21
               the number.
22
                   MR. ISRAEL: Of rental permits?
23
                   MS. RATSEY-WILLIAMS: That's
24
               was it was, yes.
25
                    DEPUTY MAYOR PHILLIPS: Ike,
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               property. Like it shouldn't be
3
               very hard to figure out how many
 4
               units are --
5
                   MAYOR STUESSI: You're
               question is of the 346 --
6
7
                    MR. ISRAEL: Well, I don't
               know if that's a real number. I
8
               guess my question is, what is the
10
               real number?
11
                   MAYOR STUESSI: Yeah, the
12
               last time we published it, which I
13
               think it was last year, it was
14
               closer to, I want to say, 360, 365.
15
                    MR. ISRAEL: Out of 2,000?
16
               There's 2000 houses in the Village?
17
                    TRUSTEE ROBINS: One hundred
18
               something, right?
19
                   MAYOR STUESSI: No. There's
20
               about 1,000 properties in the
               Village. It's just under 1,000
21
22
               and that, of course, includes
23
               commercial buildings --
24
                   MR. ISRAEL: Okay.
25
                   MAYOR STUESSI: -- some
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               commercial properties are multiple
3
               parcels on it.
 4
                    TRUSTEE ROBINS: The
5
               question, did you ask about STAR
               exceptions? Did you start --
6
7
                    MR. ISRAEL: Well, I think I
8
               -- well, STAR is for year-round
               people that's make under $500,000
10
               a year. So you could use that
11
               data to figure out how many people
12
               are year round.
                    MAYOR STUESSI: I don't think
13
14
               that's something we would see.
15
               It's not a renter permit.
16
                   MS. RATSEY-WILLIAMS: It's
17
               public knowledge.
18
                    MR. ISRAEL: It's on every
19
               person's tax bill.
20
                    MS. RATSEY-WILLIAMS: -- it's
21
               a town...
22
                    MR. ISRAEL: But it shows on
23
               your tax -- like I can look on --
24
                    MAYOR STUESSI: But I'm
25
               saying it's not on the rental
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               permits. It has nothing to do
3
               with the rental permits.
                    TRUSTEE DOUGHERTY-JOHNSON:
 4
5
               Can you go back to why? Why are
6
               you asking?
7
                    (Whereupon, there was
8
               crosstalk.)
                    MAYOR STUESSI: What was the
10
               original question?
                    MR. ISRAEL: I guess my
11
12
               question is what are the -- what
13
               was our legislative intent? I
14
               read what it was was to help
15
               provide year-round opportunities
16
               for housing by thinking that we're
17
               going to have less houses convert,
18
               you know, as short-term rentals.
19
                 But I quess my question was,
20
               what does it look like percentage
               wise? Is it that 80 percent of
21
22
               the Village are renting out their
23
               house on Airbnb or year round? Is
24
               it less than that, more than that?
25
               Wouldn't that give us some --
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
                    MAYOR STUESSI: It's probably
3
               about a third if you're looking --
 4
                    MR. ISRAEL: Well, you're
5
               saying it's probably at least a
               third?
6
7
                    MAYOR STUESSI: Yeah.
                    TRUSTEE DOUGHERTY-JOHNSON: Well,
8
               also some of those are long term.
10
                    MAYOR STUESSI: Yeah.
11
                    MS. NEFF: Right, the permit
12
               is all, short and long.
                    TRUSTEE DOUGHERTY-JOHNSON: Right
13
14
               now, yes.
15
                    MAYOR STUESSI: We have
16
               another person who would like to
17
               speak. Mr. Saladino?
18
                    MR. SALADINO: I'll walk up.
19
               John Saladino, 6th Street.
20
               Normally this would be better for
21
               Mary Bess to answer, but she makes
22
               a practice of not speaking during
23
               a public hearing.
24
                 I would like to give the public
25
               the motivation of the Code
```

We went further and we looked at 950 properties in the Village. We spoke to the biggest property owner in the Village. He told us what he owned, what we could expect, what percentage of that should be rentals and we even looked at reduced income by investors.

No one with that original draft
believed that if someone was
prevented from renting short term,
that house would go foul. It was
the idea that it would eventually
become a year-round rental. The
subject of affordability came up
as far as what's an honest rent
for a two-bedroom or a
three-bedroom house. We asked
numerous real estate agents, we
looked at incomes. Greenport's
income is -- the average income in
Greenport is \$56,000.

But to afford a \$3,000 a month

it, modify it, tweak it. And I'm

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So every short-term rental that

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1	Board of Trustees Meeting ~ March 12, 2025
2	you lose, there's a year-round guy
3	that's going to move into that
4	house and take his wife or his
5	girlfriend or his husband out and
6	do the same thing that that guy
7	from wherever he's coming from
8	does also. So I wasn't going to
9	speak. I got up just to give you
10	the motivation what had happened
11	over the last eight, nine years to
12	come up with the original draft.
13	We looked at everything.
14	DEPUTY MAYOR PHILLIPS: John,
15	thank you. Because you're right,
16	the original
17	MR. SALADINO: And this is
18	not a debate. I don't want to
19	debate this. I'm going to sit
20	down and shut up now.
21	DEPUTY MAYOR PHILLIPS: The
22	original emphasis was the word
23	housing.
24	MR. SALADINO: Housing, that
25	was the mandate we were given.
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I probably have a little more,

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```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               just a little bit more information
3
               than a few other people in the
 4
               room only because of my position
5
               on the Code Committee.
6
                 I just don't believe -- I don't
7
               believe that Greenport will turn
8
               into a ghost town if this
               happened. But I'm a half full guy
10
               so, you know. Thank you. Thanks
11
               for listening.
12
                    MAYOR STUESSI: Thank you for
13
               all your time on the Code
14
               Committee. I know it's literary
               been hundreds of hours.
15
16
                    MR. SALADINO: We want a
17
               raise by the way.
18
                    (Laughter.)
19
                    MAYOR STUESSI: What's more
20
               than nothing?
21
                    VILLAGE CLERK HALL: Double it.
22
                    MAYOR STUESSI: More kudos,
23
               more thanks.
24
                    MS. KING: I just -- can I
25
               just say one more thing?
```

Board of Trustees Meeting ~ March 12, 2025
MAYOR STUESSI: Yeah, you're
going to just you need to state
your name and address for
MS. KING: Yeah, yeah. My
name is Julia King, 105 Broad
Street. I totally respect all the
work that goes into doing stuff
like this. And one point that you
said that I just it stuck in my
mind where you're like, you know,
you go out to dinner and we all go
out to dinner.
I live in the Village and I'm,
what, 37; I go out a lot. But
even still, my fiancée and I are
like, we need to save money, you
know, we need to like because,
again, we live in Greenport and it
can be expensive.
So we don't go out enough to
keep the restaurants open. We
don't go out enough to sustain a
Village with 40 restaurants in it.
And so like that's why you need

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               nothing drawing them here. So we
3
               have to do something about that.
               I think there needs to be a
 4
5
               balance. That's it.
6
                    MS. RATSEY-WILLIAMS: Thank you.
7
                    MAYOR STUESSI: Okay, well,
8
               again, on that I'll just
               reiterate, the code has not
10
               changed since it has been
11
               implemented. So there is no real
12
               minimum on rentals right now. I
13
               think there's a lot of -- just
14
               hold on a second.
15
                 There's a lot that we can
16
               probably do by working together
17
               more with the Business District
18
               and I encourage you to get
19
               involved with the BID. We've got
20
               to try and fill some of the empty
21
               spaces and do pop-ups.
22
                    MS. KING: In 2018 though you
23
               said the two-week minimum passed,
24
               correct?
25
                    MAYOR STUESSI: It's not two
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
               vineyards are not nearly as
2
3
               vibrant as they used to be and I
 4
               worked in them for ten years and I
5
               can attest to that personally.
6
               They're not nearly as visited
7
               because people can't stay here.
                 And so if we take any
8
               information from what happened in
10
               Southold, which trickles into
11
               Greenport, because, again, not
12
               everyone can stay in here because
13
               there's limited amount of places
14
               to stay, that -- why would we do
15
               the same thing and then have the
16
               same thing happen to us?
17
                 Because we're already headed to
18
               -- how many empty storefronts?
               Like we're already headed towards
19
20
               ghost town. People are leaving.
21
               And so if we pass a law that has,
22
               obviously, been seen to not work
23
               and it limits tourism, why would
24
               we do the same thing? That's my
25
               only -- I mean that's...
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
               they're just not.
2
3
                 So we see a lot of -- we see a
 4
               lot of restaurants come; we see a
5
               lot of restaurants go. There's
6
               some restaurants that are long
7
               term, some not so long term, some
8
               people are struggling, some people
               aren't.
10
                 A business plan has a lot to do
11
               with it. Also over saturation has
12
               a lot to do with it. When I moved
               here, Hargrave's was the only
13
14
               vineyard. Now there's 237
15
               vineyards. I don't know how many
               there are. I'm being facetious.
16
17
                    AUDIENCE MEMBER: There's 60.
18
                    (Whereupon, there was
19
               crosstalk.)
20
                    MR. SALADINO: But the reason
21
               they're might be less people at a
22
               particular vineyard is because
23
               they're at the vineyard across the
24
               street or the new vineyard that
25
               just opened down the block. As a
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               matter of fact, my wife is at the
3
               vineyard now. But we have to look
 4
               at both sides of the story.
5
               People aren't coming. Perhaps
6
               they're going someplace else that --
7
                    MS. KING: Because they have
               to rent for two weeks, right?
8
                    MR. SALADINO: No. People
10
               are not not coming to Greenport --
11
               we're 105 miles from Broadway,
               from Broadway. We're a two and a
12
               half hour bus ride from 3rd Avenue
13
14
               and 34th Street. We're a
15
               three-hour train ride from Penn
16
               Station, Grand Central now,
17
               wherever you want.
18
                 Not everybody lives in
19
               Manhattan. There's people that
20
               live in Babylon. There's people
21
               that live in -- I go to Port Jeff
22
               all the time and I don't stay
23
               there. I get in my car, I drive
24
               there for an hour 20 minutes, I
25
               eat dinner at nice restaurant and
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               come home. And the same thing
3
               happens here. For people to
 4
               patronize the restaurants and
5
               experience Greenport, they don't
               have to come here for two weeks.
6
7
               They don't have to come here for
8
               five days. There's a lot of
               day-trippers.
10
                 Cities in Europe survive on
11
               day-trippers. Venice in Italy
12
               doesn't even allow -- I don't want
13
               to get into that. That's a crazy
14
               subject. Again, I just want to --
15
               I just -- these are the things
               that were discussed that motivated
16
17
               the Code Committee to come up with
18
               the original draft. What the
19
               Village Board now does, good luck.
20
                    (Laughter.)
21
                    MR. SALADINO: Thanks again.
22
                    MAYOR STUESSI: And again,
23
               for the benefit of the audience, I
24
               will remind everybody and anybody
25
               watching, that the original
```

1	Board of Trustees Meeting ~ March 12, 2025
2	recommendation of the Code
3	Committee, chaired by Mary Bess,
4	was a 30-day minimum. We're
5	currently considering a two-week
6	minimum. That's what we're
7	hearing comments on tonight is the
8	code that's in front of us. And
9	we will either keep this open or
10	close it and then the Board will
11	have a discussion after we close.
12	MS. RATSEY-WILLIAMS: Might
13	you also that you're considering a
14	two-night minimum?
15	MAYOR STUESSI: You have to
16	stand and state your name
17	MS. RATSEY-WILLIAMS: Jane
18	Ratsey-Williams, 229 5th Street.
19	Might you also say you're
20	considering a two-night minimum as
21	well?
22	MAYOR STUESSI: Well, I can't
23	say that because we are here to
24	listen to comments on what's in
25	front of the us, which is a
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```
1
        Board of Trustees Meeting ~ March 12, 2025
               two-week minimum.
2
3
                    MS. RATSEY-WILLIAMS: Okay.
                    MAYOR STUESSI: And I know
 4
5
               you've been very consistent about
               having no minimum or for now --
6
7
                    MS. RATSEY-WILLIAMS: Two.
                    MAYOR STUESSI: -- a
8
               two-night minimum.
10
                    MS. RATSEY-WILLIAMS: Yes.
11
               You are just pointing out other
12
               things you were considering.
13
               That's why I added.
14
                    MAYOR STUESSI: I apologize
15
               if I misspoke. I'm only referring
16
               to what's in front of us, which is
17
               what we're asking for comments on
18
               this evening, which is why I asked
19
               you to clarify earlier what you
20
               thought the minimum should be
21
               because I wanted to understand if
22
               you thought it was four nights or
23
               two nights.
24
                    MS. RATSEY-WILLIAMS: Okay.
25
               Thank you, yep.
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
                    MAYOR STUESSI: Is there
3
               anybody else that would like to
 4
               speak this evening?
5
                    (No response.)
                    MAYOR STUESSI: Suzie?
6
7
               Nicky? No?
                    MS. DONOVAN: Well, I'll just
8
               say a few things.
10
                    MAYOR STUESSI: You've been
11
               here a long time.
12
                    MS. DONOVAN: I have been
               here a little bit.
13
14
                    MAYOR STUESSI: If you would
15
               mind stating you full name and
               address for the record.
16
17
                    MS. DONOVAN: My name is
18
               Suzanne Donovan. I'm at 300 4th
19
               Street in Greenport. And also for
20
               the record, this is not
21
               judgemental at all, but Greenport
22
               has long had a history of being a
23
               ghost town at different times.
24
               It's really a boom and bust town
25
               and has been throughout its entire
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               history as far as I can tell,
3
               right? So I do think that's
 4
               important, but it's just a
5
               baseline piece of information.
6
                 I have not spoken publically on
7
               this because I personally have
8
               been very conflicted, for many,
               many reasons, about, not this
10
               particular version because this is
11
               our newest iteration, but what
12
               we're really trying to address.
13
               And I get -- I feel that we are
14
               trying to address several problems
15
               with this and that may be, to your
16
               point, some of the challenge and
17
               difficulty in crafting something
18
               to really zero in and target what
19
               we're going for.
20
                 So if we're going for increased
21
               affordable housing, I personally
22
               feel less persuaded that a
23
               short-term rental code is going to
24
               be a significant answer or
25
               contributor to that. And I think
```

just -- and I'm laying out my

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25

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               feelings about it and my, sort of,
3
               conflicts about it. I don't have
 4
               a particular resolution. So --
5
               but if I were -- if you were to
               ask me like what minimum I would
6
7
               go with, I would say, you know,
               just -- I guess I would say,
8
               logically, I would go it with the
10
               shorter minimum because I think
11
               that, you know, that's serving a
12
               particular audience.
13
                   MAYOR STUESSI: Shorter
14
               meaning 30 days --
15
                    MS. DONOVAN: Shorter meaning
16
               like a two- or four-day stay,
17
               rather than a two-week stay. I
18
               don't know, if we go to two weeks,
19
               how many owners of the actual
20
               STR's are going to hold on to
21
               those properties.
22
                 So then the question is, if
23
               they're selling them to our friend
24
               who really understands the real
25
               estate market here, they're going
```

that we had, again, was 30, 40
municipalities that we reached out
to that we collected studies about
short-term rentals in those
particular communities. Some
bigger cities above 500,000; some
30,000; some 20,000. Every one of

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22

23

24

25

1	Board of Trustees Meeting ~ March 12, 2025
2	them, to a municipality, came back
3	and affirmed that short-term
4	rentals were a detriment to
5	year-round housing.
6	MS. DONOVAN: Right.
7	MR. SALADINO: It didn't
8	delve into investment properties
9	of people losing money. It didn't
10	get that deep. It's just, does it
11	create or does it reduce
12	year-round housing? And everyone
13	MS. DONOVAN: So what we
14	don't know is if I again, I'm
15	very encouraged by that information.
16	MR. SALADINO: I feel I have
17	to stand. I feel embarrassed
18	sitting.
19	MS. DONOVAN: But what we
20	don't know is if legislating it
21	then by, again, extension actually
22	creates additional housing. So I
23	mean, that would be the one piece
24	that I'm not sure is entirely clear.
25	MR. SALADINO: I'll share

20

21

22

23

24

25

something with you. I don't know 2 3 if I should or if I shouldn't, but 4 the logic was -- the consensus 5 was, of the Code Committee, was 6 that with a 30-day short-term 7 rental, people that owned investment property would be 8 motivated to turn it into --10 because their profit margin would 11 be reduced, they would be motivated into turning that 12 13 particular property into year-14 round housing. 15 It just -- and the debate that 16 went around with the four or five 17 members, the Mayor was there, 18 seemed to make sense. It seemed a 19 way to generate residential

Because the person that owns an illegal three-family house that rents short term is not going to walk away from that house and the house is not going to be foul.

properties for year-round housing.

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1
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2
               It's not going to be vacant. It's
3
               going to be rented.
 4
                    MS. DONOVAN: Or it's going
5
               to be sold.
6
                    MR. SALADINO: But then,
7
               again, it's on the market.
8
                    MS. DONOVAN: Right, right.
                    MR. SALADINO: And the
10
               more -- the more apartments that
11
               become available, we all know
12
               supply and demand, the rents go
13
               down.
14
                    MS. DONOVAN: Right, right,
15
               right. Okay.
16
                    MR. SALADINO: So I don't
17
               want to monopolize this
18
               conversation; I apologize.
19
                    MS. DONOVAN: No, I do too,
20
               and I appreciate the opportunity.
21
               I just wanted to add my two cents,
22
               if you will, to the conversation.
23
               And, again, I don't feel that I
24
               have a straight, sort of, answer.
25
               I really have great respect for
```

1	Board of Trustees Meeting ~ March 12, 2025
2	the Code Committee and the time
3	and zoning, all of the work that
4	has been done. And this Board, I
5	know, has put a tremendous amount
6	of time and resource into it. So
7	with that, I will sit down.
8	MAYOR STUESSI: Ike, did you
9	want one last bite at the apple
10	this evening?
11	MR. ISRAEL: No. I feel like
12	that if someone really looked at
13	economics of doing Airbnb and what
14	everyone forgets about Airbnb is
15	there's a lot extra work. Why
16	don't I do it? It's a lot of
17	extra work.
18	Some of the people look at
19	and I have a friend on 2nd Street,
20	rents one year round for rents
21	a two bedroom for \$2,500. The
22	other unit he gets \$2,500 a
23	weekend to rent his house. Last
24	year he got he rented it for
25	40 weeks.

So when you start to add up the 2 3 economics on it, you know, he's 4 doing what's legal right now by 5 code, but when you look at it, it 6 doesn't make any sense. If people 7 that have Airbnb's, now given the high price of housing, odds are 8 you're -- those units are going to 10 go on the market and they're going 11 to be what happens every year here 12 in Greenport, whether anyone pays 13 attention or not, is two families 14 get converted to single families. 15 There are about three of them on 16 2nd Street that are going -- 1st 17 Street that are happening right 18 now or that have been in process, and we lose that housing stock. 19 And that's the zombie house that 20 21 you're trying to do, but we were losing that house that if -- and 22 23 Greenport had a much larger 24 percentage of investment 25 properties when I first started in -Flynn Stenography & Transcription Service(631) 727-1107 -

```
1
        Board of Trustees Meeting ~ March 12, 2025
               real estate 20 years ago. We were
2
3
               probably 50 or 60 percent
 4
               invest -- you know, rental houses.
5
               So we've lost our housing stock.
               We continue to lose it. And I
6
7
               agree that it's a global problem
8
               however you look at it. We live
               on a peninsula. We live in an
10
               amazing place. I love it.
               Everybody in this room loves it.
11
12
               That's why we're here.
13
                 But that's -- thinking that
14
               someone's going to rent it out
15
               year round and, yes, we're not
16
               limiting them how much they can
17
               rent for it, but that there's
18
               enough demand for that, is
19
               little -- is just a little naive.
20
                 But it's all percentages.
21
               There's, you know, however many
22
               there are, some people are going
23
               to keep them, some people are
24
               trying to hold on and preserve it
25
               for the next generation. Other
```

that's their for savings or it was
their family house that they've

23

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is somebody buys a house and

```
1
        Board of Trustees Meeting ~ March 12, 2025
               been trying to hold on to and, you
2
               know, I don't think -- I'm sure if
3
 4
               you drove by any houses on Airbnb,
5
               it doesn't -- they're not slum
               houses. It's a house, it's a
6
7
               vacation house. It has to be as
               nice as a hotel for someone to
8
               stay there.
10
                 So those members of our
11
               community that are doing that are
12
               participating in bringing, you
13
               know, maintaining our value,
14
               maintaining our Village. But it
15
               is interesting to see if we, you
16
               know, if we dissuade it because I
17
               think the consensus is that no one
18
               is renting for 14 days, so --
19
                    MAYOR STUESSI: Well, that's
20
               not true. I mean, we know for a
21
               fact that --
22
                    MR. ISRAEL: It's a very low
23
               percentage.
24
                    MAYOR STUESSI: It has been
25
               done, 14-days a month rental. As
```

1 Board of Trustees Meeting ~ March 12, 2025 Village that are buying those two 2 families, that they were zoned two 3 4 families, and have now put them 5 down to R-1's, are you seeing that 6 more than -- in the last 10 years, 7 let's say 10, 11 years? Because I know that I've seen it where they 8 were originally two families and 10 they're now one families especially 11 along Main Street. 12 MR. ISRAEL: The majority of 13 the streets, you see on 1st 14 Street, the house they're putting 15 the wood roof on between South and 16 Center Street on the west side, 17 that was a two family for a long 18 time. On Main Street and North 19 Street, the house with the octagon 20 front, that was a two family for a 21 long time. That was converted 22 into a one family. DEPUTY MAYOR PHILLIPS: So 23

DEPUTY MAYOR PHILLIPS: So what I'm trying to get at is, it's not just housing, but it's also

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24

25

Board of Trustees Meeting ~ March 12, 2025

1

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
                    MS. KING: Well, the COVID
3
               though did that too.
 4
                    MAYOR STUESSI: But I find
               that even post -- pre- and
5
6
               post-COVID --
7
                    MR. ISRAEL: Sure.
                   MAYOR STUESSI: -- the number
8
               of cars, fleets, etcetera, coming
10
               here increased significantly.
               It's a hard balance and --
11
12
                    MR. ISRAEL: It's a hard
               balance and we're limited. It's
13
14
               not like the Village has 100 extra
15
               acres over there that we could
16
               build affordable housing or, you
17
               know, try to figure it out. We're
18
               all in short quarters. Anybody
19
               that lives in the Village, you
20
               know, brush your teeth in the
21
               morning, you look over, you see
22
               your neighbor brushing their teeth.
23
                    (Laughter.)
24
                    MR. ISRAEL: It's where we
25
               live. So I think -- but -- and
```

2

3

4

5

6

7

8

10

11

12

13

14

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16

17

18

19

20

21

22

23

24

25

we're very special that we have sewer. It is -- you know, you see how much money Suffolk County has to spend to protect our estuaries and deal with sanitary upgrades and we have a sewer plan that we need to invest in and keep it cutting edge to do the right thing.

MAYOR STUESSI: Yeah, and one of our challenge is, every single dollar that's paid in taxes for every one of these short-term rentals that people have -- Jane, you have, and hotel rooms, goes to the county. We don't see one -we don't any of that money back. It's going to them. They collect it and they're spending it on Discover Long Island. Guess what, Long Island has already been discovered, we know that, and to build a billion dollar convention center --

MR. ISRAEL: So charge more

over here.

24

25

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But like you say, we need a

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               balance, we need our little
3
               microbalance for our tiny little
 4
               Village, and then, you know, we
5
               need the rest of the peninsula of
               the North Fork to help us as well
6
7
               that surround us and we pay taxes
8
               to, pay two and a half percent
               taxes to, and they don't give us
10
               any of the Peconic Transfer Tax
11
               money to preserve open space or do
12
               anything good or build affordable
13
               housing or --
14
                    (Whereupon, there was
15
               crosstalk.)
16
                    MR. ISRAEL: We need that.
17
                    AUDIENCE MEMBER: I need
18
               dinner. What is happening?
19
                    MR. ISRAEL: Everybody to the
20
               pizza place.
21
                    MAYOR STUESSI: Come to the
22
               joint meeting next week.
23
                    (Laughter.)
24
                    MR. ISRAEL: I'll be
25
               traveling for work, but I'll be on
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
                Zoom I quess.
3
                    MAYOR STUESSI: Please watch,
 4
                send a letter. On December 21st
5
                of this past year, the governor
6
                signed in new legislation to
7
                change the existing CPF law, which
8
                specifically states in there that
                if you are a disadvantaged
10
                community, i.e. Greenport, that
11
                you get a minimum of ten percent
12
                of the transfer tax that's
                collected from Southold.
13
14
                    MR. ISRAEL: Yeah, I like that.
15
                    MAYOR STUESSI: What we need
16
                though is we need the town --
17
                    MR. ISRAEL -- playground.
18
                    MAYOR STUESSI: We need the
19
                town to adopt the water quality
20
                program which they didn't do back
                in 2016.
21
22
                    MR. ISRAEL: Okay. Write it
23
                down, okay.
24
                    MAYOR STUESSI: And then
25
                please get your owner of that
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```
1
        Board of Trustees Meeting ~ March 12, 2025
2
               gigantic building around the
3
               corner that has your name in it,
                for rent/for sale to do --
 4
5
                    MR. ISRAEL: Perfect example
6
               of who's going to -- where are we
7
                -- if we had all year-round people
               here, then we could maybe use an
8
               arcade-type emporium.
10
                    MAYOR STUESSI: That's never
11
               coming back.
12
                    (Whereupon, there was
13
               crosstalk.)
14
                    MR. ISRAEL: Oh, okay.
15
                    (Whereupon, there was
16
               crosstalk.)
17
                    MR. ISRAEL: -- a toothbrush
18
               be $47.
19
                    MAYOR STUESSI: Toothbrush
20
               and underwear aren't happening.
21
                 Was there any other comments
22
                from anybody in the audience
23
               before we make a motion to either
24
               keep the public hearing open or
25
               close it?
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
2
                    (No response.)
3
                    MAYOR STUESSI: No? Is there
 4
               a motion from the Board to keep
5
               this public hearing open or close
               it? I will note, for the
6
7
               audience's benefit, that Patrick
8
               Brennan is away travelling. He
               was going to watch it. Of course,
10
               he's participated in however many
11
               hours of these we've had so far,
12
               which has been a very large number.
                 Motion from the Board on this?
13
14
                    (No response.)
                    MAYOR STUESSI: Julia?
15
16
                    TRUSTEE ROBINS: Huh?
17
                    MAYOR STUESSI: Keep it open;
18
               close it?
19
                    TRUSTEE ROBINS: I think the
20
               whole thing needs to go in the
21
               garbage to be honest with you. So
22
               we probably have to redo it. I
23
               think it's too complex. I agree
24
               with Jane.
25
                   MAYOR STUESSI: So is that a
```

```
1
        Board of Trustees Meeting ~ March 12, 2025
               motion to close or open -- keep
2
3
               the public hearing open? We're in
 4
               a public hearing.
5
                    TRUSTEE ROBINS: Close it.
6
                   MAYOR STUESSI: Do you want
7
               to make a motion?
                    TRUSTEE ROBINS: I'll make a
8
               motion close the public hearing.
                   MAYOR STUESSI: Is there a
10
11
               second?
12
                    TRUSTEE DOUGHERTY-JOHNSON:
13
               Second.
14
                    MAYOR STUESSI: All in favor?
15
                    TRUSTEE ROBINS: Aye.
16
                    TRUSTEE DOUGHERTY-JOHNSON: Aye.
17
                    MAYOR STUESSI: Aye.
18
                    DEPUTY MAYOR PHILLIPS: Aye.
19
                   MAYOR STUESSI: Motion
20
               carries. The public hearing is
21
               closed.
22
                   AUDIENCE MEMBER: Thank you.
23
                   MAYOR STUESSI: The Village
24
               Board will have further discussion
25
               on this.
```

```
Board of Trustees Meeting ~ March 12, 2025
1
2
                    TRUSTEE DOUGHERTY-JOHNSON:
3
               Motion to close the meeting?
 4
                    MAYOR STUESSI: Yes, please.
                    TRUSTEE DOUGHERTY-JOHNSON: A
5
6
               motion to close the meeting.
7
                    MAYOR STUESSI: There's a
8
               motion to close the meeting.
                    TRUSTEE ROBINS: Second.
9
10
                    MAYOR STUESSI: All in favor?
11
                    TRUSTEE ROBINS: Aye.
12
                    TRUSTEE DOUGHERTY-JOHNSON: Aye.
13
                    MAYOR STUESSI: Aye.
14
                    DEPUTY MAYOR PHILLIPS: Aye.
15
                    (Whereupon, the Special
16
               Meeting of the Board of Trustees
17
               concluded at 7:23 p.m.)
18
19
20
21
22
23
24
25
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CERTIFICATION 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 25th day of March, 2024.