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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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VILLAGE OF GREENPORT

BOARD OF TRUSTEES

SPECIAL WORK SESSION MEETING

- - - - -x

Third Street Fire Station

August 11, 2025

5:00 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

PATRICIA HAMMES ~ PLANNING BOARD CHAIRPERSON

JOHN SALADINO ~ ZONING BOARD CHAIRPERSON

DINNI GORDON ~ AFFORDABLE & WORKFORCE HOUSING

COMMITTEE CHAIRPERSON

NANCY KOURIS ~ BID PRESIDENT

All other interested parties

2 MAYOR STUESSI: I make a
3 motion to open the Special Work
4 Session of the Board related to
5 the Southold Town Zoning Update.

6 DEPUTY MAYOR BRENNAN: Second.

7 MAYOR STUESSI: All in favor?

8 MEMBER PHILLIPS: Aye.

9 MEMBER DOUGHERTY-JOHNSON: Aye.

10 DEPUTY MAYOR BRENNAN: Aye.

11 MAYOR STUESSI: Aye.

12 MEMBER ROBINS: Aye.

13 MAYOR STUESSI: Please stand
14 for the Pledge of Allegiance.

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

17 MAYOR STUESSI: Please be
18 seated. Thank you, everybody, for
19 being here this evening. This is
20 a limited meeting. We are purely
21 focused on the Southold Town
22 Zoning Update as it relates to
23 Greater Greenport, what some refer
24 to as Greenport West.

25 Effectively, the gateways to the

2 Village, just west of us off the
3 Main Road and then to North Road
4 as well.

5 As we had discussed in our
6 recent joint Town and Village
7 Meeting, the Town is moving
8 forward with some potential code
9 changes that have been discussed
10 over many public sessions. They
11 are based off the Southold
12 Comprehensive Plan, which was
13 published, I have it right here,
14 February of 2020, and then the
15 Town hired a outside consultant to
16 do some zoning update work, which
17 has gone in front of every single
18 civic group, the Town Board now
19 several times, and then in a
20 number of different community
21 forums.

22 Recently the Town made us aware
23 that they are considering some
24 potential changes to this code
25 based upon what they've heard from

2 some of the other business groups
3 as it relates to some of the
4 commercial zoning and that has
5 caused some concern within the
6 Village of Greenport as it relates
7 to potential changes; in
8 particular, on the road just west
9 of us and what that might mean for
10 an intensification of commercial
11 uses there.

12 In addition to that, I know
13 there's also been some discussion
14 as it relates to housing and the
15 needs of our community for
16 affordable housing and what may or
17 may not have been covered as part
18 of that.

19 With that, I'm going to put you
20 on the spot first, Dinni, if you
21 would like to take it. We'll turn
22 it over to you for comments in
23 regards to this from the New
24 Greenport Affordable and Workforce
25 Housing Task Force that you're

2 chairing. Thank you.

3 MS. GORDON: Well, I'm very
4 glad to be here and to be doing
5 this. I think it's extremely
6 important for Southold's project
7 to focus on the Village, which is
8 such an economic engine of the
9 North Fork, and also where, from
10 my perspective, concern about
11 housing, the greatest residential
12 density exists.

13 And that should be something
14 that the Village -- I mean, the
15 Town is focusing on as it works on
16 all the hamlets, but especially
17 the hamlet of Greenport West,
18 which, as you know, includes not
19 only the area west of it, but some
20 parts to the north of the Village
21 boundary.

22 So I think we can -- so my focus
23 is going to be on housing. We
24 can't really discuss this without
25 considering how the rest of

2 Southold Town will be effected
3 since some residents in other
4 hamlets work in Greenport, another
5 area which Greenport is really
6 crucial for the Town as a whole.

7 For example, Rural Business II,
8 one of the new categories, and
9 Transitional would both permit
10 multiple dwellings and can be
11 found in many places including
12 Peconic. I also want to say that
13 the Agricultural and Marine
14 Districts are of limited relevance
15 for Greenport West. So I'm not
16 going to say anything about what
17 the zoning codes say about that.

18 I'm having a little trouble
19 deciding. Am I supposed to speak
20 to the Board or am I supposed to
21 speak to --

22 (Laughter.)

23 MAYOR STUESSI: Just as long
24 as you can be heard, you're good.

25 MS. GORDON: Okay. Swivel a

2 little bit.

3 MAYOR STUESSI: Yeah.

4 MS. GORDON: Okay. So I I've
5 spent some time -- spent quite a
6 bit of time this weekend looking
7 at the plan in detail. It's
8 something I think that you can't
9 really look at except in detail if
10 you're going to get anything out
11 of it at all. And I got much more
12 out of this this go-around than in
13 my cursory examination a while ago.

14 So I've come to these
15 conclusions:

16 I think the plan is designed,
17 perhaps properly, I'm not going to
18 make a judgment, to accommodate
19 what already exists. And since
20 there's currently no community
21 housing in Greenport West, the
22 code doesn't contemplate any in
23 the future. There is no community
24 housing overlay district and I'll
25 talk a little bit more about that

2 later.

3 There is only one hamlet -- one
4 district, Hamlet Residential, HR,
5 if you're watching on the map,
6 that is designated by the code as
7 residential. It must be within a
8 half mile of the Hamlet Center and
9 its use requires lot size and
10 coverage requirements that might
11 deter developers. It is
12 designated currently only for
13 Driftwood Cove, the property on
14 which Driftwood Cove rests.

15 Southold's efforts to make ADU's
16 more accessible have failed and
17 there is nothing in this plan to
18 move a new reform. Special permit
19 is required for detached units.
20 Residents must come from the
21 registry -- actually, it's not
22 quite right, but it has to be a
23 relationship to the Town registry
24 that is current when the applicant
25 appears.

2 And my third -- my forth
3 principal conclusion is that
4 despite being labeled as
5 nonresidential, two districts do
6 hold promise for limited
7 residential uses to be discussed.
8 I was also disappointed to see
9 that there is a district called
10 Hamlet Special -- Hamlet Special
11 Uses, I think, that have
12 significant possibilities for
13 residential uses, but it doesn't
14 show up in Greenport West Hamlet.

15 So I want to talk about the
16 Corridor Business District and the
17 Rural Business II. The most
18 significant change from existing
19 zoning in Greenport West is an
20 expansion of what was general
21 business in the past or is now, to
22 former light industrial on the
23 north side of the street in a new
24 district, Corridor Business.

25 It is a mixed use district meant

2 for both non-retail, commercial
3 development outside of the Hamlet
4 Center, but it permits multiple
5 and single dwellings, hotels, and
6 small businesses like garden
7 centers and funeral homes as of
8 right. But it is a very small
9 area of Front Street where the bus
10 station is and the Empire Gas
11 Station in that area and across
12 the street from that.

13 It is a very small area of Front
14 Street and also that district,
15 Corridor Business, has a tiny
16 corner on Route 48 at Main Street
17 which is currently The Lin -- not
18 really -- no larger than -- at
19 least it looks like it's only the
20 property that contains the The Lin.

21 Then there is rural district --
22 Rural Business II. This district,
23 despite being labeled
24 nonresidential and intended for
25 "vehicular-oriented commercial

2 uses", shows some promise for
3 modest residential development
4 also. Like Corridor Business, it
5 is expansive, permitting the same
6 range of uses including multiple
7 and single developments with the
8 exception that recreational and
9 educational facilities are not
10 permitted, at least not as of
11 right.

12 I can imagine that a small
13 school could be approved with
14 zoning -- with a variance. It
15 covers a good deal of territory on
16 Route 25 including the businesses
17 around Albertson's Lane. It
18 should also be noted that Rural
19 Business II appears in many other
20 hamlets as the center of commerce
21 in a small downtown.

22 It really, when you look at the
23 whole map, it looks as though zone
24 code thought of this district,
25 Rural Business II as sort of the

2 potential for mixed use
3 development, an accommodation to
4 the main thoroughfares of the
5 North Fork, while still preserving
6 the resident country character of
7 our area.

8 Also until the business
9 community raised objections,
10 apparently with success, retail
11 and restaurants were not permitted
12 to be -- not to be permitted in
13 the Corridor Business or the Rural
14 Business II zones. It was an
15 effort to control suburban's
16 sprawl. Whether that restriction
17 would constrain or facilitated
18 housing development is unknown, at
19 least I don't know.

20 Finally, I want -- about the
21 community housing overlay, that
22 was noted as an important
23 development connected to the
24 Southold Town Housing Plan, which
25 was passed in 2023 and is the sort

2 of guide for much of their work
3 now.

4 Although the table of zoning
5 districts contemplates a Community
6 Housing Overlay District to
7 replace the previous Affordable
8 Housing District, which is
9 Pheasant Run -- you know, Pheasant
10 Run -- none is designated and the
11 previous Affordable Housing
12 District is simply noted as
13 protected. So it hasn't even --
14 Pheasant Run hasn't been renewed
15 as part of community housing.

16 Perhaps this is the way the
17 determination of an Overlay
18 District works. You lay out the
19 general plan and then a special
20 program impels the modification
21 that an overlay required.

22 But the great need for housing
23 should surely influence the
24 planning process more than is
25 apparent here. The only specific

2 provision for housing in Greenport
3 West, which has sewer hookup that
4 goes beyond the basic Zoning
5 District destination is the
6 permission for single family
7 dwellings on 10,000 square foot
8 lots in HR, again, Residential Zone.

9 I ask at the end of my little
10 thing here, could this be
11 community housing, but I think
12 it's unlikely. 10,000 square feet
13 is larger than the standard
14 Village lot, which is 7,500 square
15 feet. It's hard to imagine that
16 community house is going to be
17 there for -- with single family
18 dwellings, but maybe two family
19 dwellings on 10,000 square foot
20 lots.

21 A final note is that there is a
22 RB-2 destination next door to the
23 parcel on the corner of Chapel
24 Lane and Route 25. It is -- that
25 parcel is designated as R-80,

2 which means 80,000 square foot
3 lots -- parcels. It is that
4 parcel -- that property is
5 31 acres, 16 of them freshwater
6 wetlands, so you can't build on
7 all 31 acres, but it has a sewer
8 link because it was long ago. I
9 don't know, somebody will have
10 more history about this than I and
11 I'm hoping that that person will
12 let me know.

13 TRUSTEE PHILLIPS: Yes, Dinni --

14 MS. GORDON: Yes, you're the
15 person I should ask. 150 -- it
16 was going to be 150 units, very
17 big for --

18 TRUSTEE PHILLIPS: It was
19 originally part of St. Peter
20 Lutheran Church's overall project
21 with the San Simeon -- (inaudible)
22 housing being put behind it,
23 similar to where Peconic Landing
24 is. But unfortunately the
25 financing failed and that's

2 when -- at one point it was
3 approved. There were -- and I
4 have gone back on the Town's
5 Planning Board page, but there
6 were plans approved back in the
7 1970's.

8 MS. GORDON: In the 1970's?
9 Wow, okay.

10 MR. SALADINO: If I can
11 interrupt, wasn't one of the
12 dynamics that the Town lost
13 interest because the Village
14 wanted to add --

15 TRUSTEE PHILLIPS: Correct,
16 that was part of it yeah.

17 MR. SALADINO: And they
18 weren't receptive about that?

19 TRUSTEE PHILLIPS: There was
20 disagreement about that because
21 there was issues. The same way
22 there was issues with another
23 piece of property that the Town
24 wanted to where the (inaudible)
25 the current housing that's up on

2 the (inaudible) that was built
3 recently by the Town, that was all
4 part of one project.

5 TRUSTEE ROBINS: The did
6 public hearings on it (inaudible.)

7 MR. SALADINO: I didn't hear
8 you.

9 TRUSTEE ROBINS: They did
10 public hearings on that.

11 (Whereupon, there was
12 cross-talk.)

13 TRUSTEE PHILLIPS: It was
14 1979 to about 1980, '81, because
15 it goes back to -- the supervisor
16 at the time was Horton and the
17 Mayor was Dave Kapell.

18 MAYOR STUESSI: Do you want
19 to go ahead and finish, Dinni,
20 what you were...

21 MS. GORDON: Well, I just --
22 that's really -- I think the only
23 other thing I know about that is
24 the fact that it's designated R-80
25 and I'm sure that the Village -- I

2 mean, the Town has not looked
3 closely at that particular thing.
4 I mean, choose to make that
5 district R-80 is a -- seems to be
6 mistaken about what they want for
7 Greenport West and I don't think
8 that that's really what the Town
9 wants.

10 MS. HAMMES: I think you're
11 right because I think most of
12 that's protected and I think it
13 was said at one of the sessions
14 that a lot of that -- all that
15 gray on the map is protected so it
16 can't be developed. So I'm sure
17 when they look at it, if you look
18 at the map, three-quarters of it
19 is gray so it can't be built.

20 MR. SALADINO: But they could
21 have --

22 MS. HAMMES: I'm just saying,
23 I don't think they spent a lot of
24 time thinking about it. It's --

25 MR. SALADINO: But there's

2 already residential units on that
3 property that don't conform to R-80.
4 There's 20 or 16 or 18 units.

5 MS. HAMMES: Yeah, I don't
6 disagree. I'm just making the
7 point that I agree with Dinni that
8 I don't think there was a lot of
9 thought put into it.

10 MS. GORDON: Yeah, yeah. I
11 looked up the ownership and it's
12 owned by something called
13 Greenport Group, LLC.

14 (Inaudible). So I guess my, you
15 know, spending time with this, my
16 conclusion came -- my conclusion
17 was that we in Greenport have an
18 ability -- have a huge interest in
19 what happens in Greenport West.
20 And the two, the hamlet in the
21 Village, which I'm calling Greater
22 Greenport are united in many
23 respects in terms who lives here,
24 who works here in Greenport, and
25 who goes to school. About half

2 the kids who go to the Greenport
3 School come from Greenport West.

4 So I think it's important for us
5 to be pushing a little on this and
6 making sure that when they come to
7 a final determination, it includes
8 attention to Greenport West, which
9 is not in the draft that I was
10 looking at.

11 MAYOR STUESSI: Great. Thank
12 you, Dinni. Next up I'm going to
13 ask Nancy, our BID president, for
14 the Greenport Village BID to speak
15 in regards to some of the concerns
16 that the BID is feeling with the
17 latest update and what's being
18 contemplated.

19 MS. KOURIS: Yeah, well, this
20 is kind of -- you know, I think
21 we're all on the same page here
22 obviously. We're looking -- we
23 want to make sure that this is
24 different and, of course, our
25 government is protected and we

2 want to make sure that, you know,
3 that (inaudible) downtown and Main
4 Street, but we have to limit the
5 outward sprawl.

6 You just gave just a wonderful
7 look at all that. So I really
8 have to review all that. We
9 didn't have all that information,
10 but obviously I'm just going to
11 tell you some of the things that
12 we're looking for. And what we're
13 looking for, obviously, is to
14 preserve (inaudible) the quality
15 of water resources, we want to
16 support sustainable housing
17 solutions, and we want to
18 strengthen the Village economic
19 core. These priorities remain
20 just as important today,
21 particularly emphasize on limiting
22 sprawl in favor of revitalizing
23 existing commercial areas.

24 We want to express support for
25 zoning policies that encourage

2 conditional uses that bring a
3 clear community benefit, not just
4 additional retail or service and
5 retail redundancy. The last thing
6 we need is a CVS, Panera Bread,
7 all those things. To gain a
8 business owner of a bakery in
9 Southold and in Greenport,
10 obviously something like that
11 would not be something that I
12 would like to see.

13 We want to prioritize, again, we
14 hear that, prioritize, the
15 affordable and workforce housing
16 to sustain year-round community
17 wide and support local employment
18 needs. We want to promote mixed
19 use development in the downtown
20 area including housing, commercial
21 and community spaces for a vibrant
22 local Village. We want to discourage
23 overexpansion of the chain store
24 and redundant commercial properties.
25 (Inaudible) for existing storefronts

2 and underutilized spaces.

3 We see this as an opportunity to
4 (inaudible) economic vitality and
5 community longevity, ensuring the
6 development alliance with the
7 Village of Greenport's main
8 character and long term needs.

9 We appreciate the consideration
10 for these priorities as the
11 discussion moves forward and look
12 forward to collaborating for a
13 balance and sustainable outcome
14 and do not believe Southold Town's
15 zoning policies are ready to be
16 finalized without due consideration
17 for Greenport Village.

18 MAYOR STUESSI: Thank you,
19 Nancy. John or Trisha, would one
20 of you like to speak next on some
21 of your thoughts? Obviously both
22 of you spent a lot of time on the
23 Code Committee and updating the
24 Village Code. While we're not
25 here to talk specifically about

2 Village Code, but just outside the
3 Village, before we turn it over to
4 the Board members, it would be
5 great for each of you to opine on
6 where you think the state is with
7 the proposals by the Town and then
8 potentially going backwards on
9 some of these issues with
10 (inaudible) and additional retail
11 and restaurants in the Village.

12 Who would like to go first? John?

13 MR. SALADINO: I'm not sure
14 you want to hear from me.

15 (Laughter.)

16 MR. SALADINO: I'm sorry?

17 TRUSTEE PHILLIPS: Go for it,
18 John.

19 MR. SALADINO: I agree with
20 Diana and her observations. I'm a
21 little skeptical and my interest
22 as far as the code and any zoning
23 code, I local to Greenport. So as
24 far as what Southold Town does --
25 is there anybody from Southold

2 Town here?

3 MS. HAMMES: There's record
4 recorders here.

5 MR. SALADINO: I don't care.
6 I'm not sure that Southold Town's
7 interest in their new zoning code
8 have Greenport Village's best
9 interest at heart. I don't see
10 that. I don't see that by this
11 map and I don't see it at the
12 proposed code changes.

13 But having said that, there are
14 opportunities on this map, if the
15 Town has the real interest in
16 doing something about housing,
17 there are opportunities on this
18 map for them to do it. I don't
19 see anything that they've proposed
20 that gives me confidence that they
21 really have desire to do that.

22 If they break out Cedarfields as
23 a an AHD, Cedarfields is built
24 out. There's nothing that can
25 happen there. There's nothing

2 that can happen there. So to
3 mention it as a place for affordable
4 housing is not realistic. It's
5 lip service in my mind. To -- you
6 want me to go on?

7 MAYOR STUESSI: Please.

8 MR. SALADINO: Some of the
9 areas that can be developed, we
10 mentioned on Chapel Lane and 25,
11 that property, again, as Diana
12 mentioned, it's 31 acres. Half of
13 it is wetlands. There are -- they
14 zoned it R-80, two acres off.
15 There's already multi-family
16 dwellings on that property.
17 There's no reason for that.
18 There's absolutely no reason they
19 couldn't have broken it out to
20 make that. It has access to Town
21 water, to Town sewer -- to Village
22 water to Village sewers. So
23 density really is not that big an
24 issue. I don't think it's too far
25 out of the center of the

2 Incorporated Village to make it
3 undesirable to people that would
4 have to work in the Incorporated
5 Village. So I'm just, I'm kind of
6 saying too much here and I
7 just don't see -- I don't see this
8 big backbreaking effort to address
9 the Town to address the needs of
10 the Incorporated Village. As far
11 as, I think Nancy mentioned, urban
12 sprawl and enough. I'm not even
13 sure what that means.

14 MS. KOURIS: Yeah, we're
15 concerned. At a prior meeting
16 that we were at last week or week
17 and a half ago, the Board members
18 are still trying express, in the
19 meeting with the Southold Economic
20 Development group, and we were
21 trying to express to them, you
22 know, Greenport Village is part of
23 Southold Town and for some reason
24 you seem to want to ignore it and
25 make believe it's not part of

2 Southold Town. Like they just not
3 -- they're not including, they're
4 not looking at the Town -- at the
5 Village.

6 So I just feel like some of the
7 zoning is not addressing what's
8 going to go on in the Village if
9 they allow some of this stuff to
10 happen outside of it. So, you
11 know, we have to protect what we
12 have, you know, and grow from where
13 we are at this point in time.

14 MR. SALADINO: The primary
15 need of the Incorporated Village
16 right now is for a place for where
17 people can live and not have to
18 borrow everything their parents
19 own to be able to afford to buy
20 there. I don't see anything on
21 their map that encourages anyone,
22 an outside investor, a builder,
23 anyone, from investing outside the
24 Incorporated Village. Southold
25 Town is not making that attractive

2 to people that a builder that
3 might want to come here and build
4 some partner with the Town or
5 partner with the Village and make
6 that possible.

7 There was an opportunity up on
8 North Road and Main Street and
9 that proposal wasn't receptive to
10 a lot of people. It was five
11 acres, no wetlands, access to
12 sewer and water. The property we
13 mentioned on Chapel Lane is
14 31 acres. I just -- I see you
15 guys, I see the Incorporated
16 Village, I see the trustees really
17 wanting to do the right thing with
18 to Incorporated Village. I don't
19 see the Town wanting the same.

20 MAYOR STUESSI: Thank you, John.

21 MR. SALADINO: Again, is
22 there anybody from the Town?

23 MAYOR STUESSI: Patricia,
24 would you like to go next?

25 MS. HAMMES: I'm probably

2 going to repeat a lot of what has
3 been said. I, like John, probably
4 haven't spent at much time on the
5 Southold Zoning Code itself or the
6 updates as Dinni did this weekend.
7 I've been trying to get to it for
8 months and every time I pick it up
9 it makes my head hurt.

10 And so -- but a couple of, kind
11 of, big picture items, which
12 really, again, go to the housing
13 issues. I think we need to keep
14 in mind the Village's sewer and
15 water system. Because the areas
16 of water business could have
17 access to that and that would play
18 into issues with much easier to
19 put restaurants, hotels in an area
20 like that than in other parts of
21 Southold. And so these aren't
22 limited in some respect in those
23 districts. It's going make them,
24 from a lot of people's financial
25 perspective, but that's use,

2 right?

3 I mean, I think you see this
4 with the difference between,
5 frankly, Greenport Village retail
6 and Southold retail where there's
7 a lot more retail in Southold than
8 there is in Greenport in certain
9 respects. And I think it's
10 because property prices have been
11 going up in Greenport because
12 sewer and we built restaurants and
13 bars here. And so I just have a
14 real concern about them adding
15 some of these back in the Corridor
16 Business because of that.

17 So I think -- you know, I did
18 kind of a quick look at all of
19 this and it seemed to me that
20 really around the Village,
21 Greenport West, the focus should
22 be -- everything should be being
23 evaluated for housing. We already
24 have a Downtown Corridor area
25 that's very dense. We've got

2 buildings that could be repurposed
3 in the downtown area for a variety
4 of additional commercial uses as
5 necessary.

6 And I think, you know, for
7 instance, like there's two -- I've
8 never understood, for instance, on
9 the zoning maps, depending on
10 which map you're looking at, it
11 used to be called RO, now it's
12 Transitional on the new zoning
13 map. There's two little things,
14 which clearly must have been spot
15 zoning at some point. Those, to
16 me, are perfect places that should
17 be principally residential in
18 nature. One of them is the one
19 that John referred to up on the --
20 up by the traffic light going out
21 of Town whether we put an office
22 or very small apartment.

23 The R-80 zone, similar to the --
24 there's a small T or RO down here,
25 which I don't even know what time

2 that is. Mary Bess, you might know.

3 TRUSTEE DOUGHERTY-JOHNSON: I
4 think it's the tax office next to
5 the school.

6 MS. HAMMES: The tax office?
7 I mean, anything that's in it's
8 place is -- obviously, it's going
9 to be a nonconforming -- if it
10 stays, it's going to be a
11 nonconforming use in any event.
12 But it just doesn't seem to me to
13 make any sense between those two
14 zones, Zone T. I think they
15 should probably be rezoned Hamlet
16 Density for instance or Hamlet
17 Residential.

18 And I think that really -- I
19 mean, the problem here, of course,
20 is we're trying to get into the
21 Southold zones, which go all the
22 way up to Laurel. So they're not
23 going to come up with custom zones
24 probably for Greenport West.

25 But the bottom line is,

2 anything, to me, that stayed kind
3 of with some kind of business
4 nature to it should, at a minimum,
5 then be forced to be really focus
6 more on a mixed use so there'd
7 have to be a residential component
8 to any retail, hotel, restaurants,
9 anything like that that is
10 permitted to be done there.

11 Because these are the perfect
12 spaces for residential and for
13 what we're missing. Like we talk
14 about there's all different types
15 of housing you need. Like you
16 need apartments, you need starter
17 homes, you need something in the
18 middle. Like you need to like
19 look at -- really I think Southold
20 should have started by looking at
21 housing.

22 I mean, look at what has
23 happened on the South Fork. Look
24 at what is happening everywhere.
25 Housing is key and if you don't

2 fix housing, you can pile
3 businesses where you want, but
4 there's not going to be people to
5 work in them. There's not going
6 to be anybody to be at the fire
7 department. So I that's why I
8 haven't gotten further on this
9 because I get frustrated every
10 time I look at it because it just
11 seems so thoughtless.

12 MAYOR STUESSI: Well, the
13 last five years there have been a
14 sum total of five affordable units
15 created in the entire Town and
16 they were all in the Village of
17 Greenport. One, Habitat for
18 Humanity and then five units over
19 at Sterling. Nothing else.

20 MR. SALADINO: They're
21 resting on the Cottages at
22 Mattituck. Just to -- what
23 Patricia just said and I don't
24 want to sound like this is like
25 kick this Town in the ass.

2 MAYOR STUESSI: No, we need
3 their help though.

4 MR. SALADINO: But why
5 shouldn't they? Look, you know,
6 like they look from Laurel. Why
7 shouldn't the most popular, the
8 most commercial density on the
9 North Fork be entitled to that
10 first look? Why does Laurel get
11 the first -- I don't know if it
12 did, but why does the Town of
13 Southold -- why wasn't Greenport
14 West first and foremost in what
15 they're thinking about?

16 Let's think about Greenport
17 West. So, you know, Greenport is
18 a big area, the Incorporated
19 Village is the economic driver on
20 the North Fork. Why not think
21 about it, where people are going
22 to live, where people are going to
23 work who own businesses, where the
24 hospital is going to have people
25 that can live? And I don't

2 understand that. They only care
3 about potato farms on Depot Lake.
4 I just don't understand.

5 MS. HAMMES: I feel like what
6 they did was they took their
7 existing zoning uses, they looked
8 at their new comprehensive plan,
9 and they kind of revised the uses
10 and the density to relate to that
11 without doing a lot -- you know,
12 kind of a zone by zone look at
13 what makes sense.

14 And I -- you know, we've done
15 that in the Village, right? But
16 it's a big job for the Town of
17 Southold. But that's really what
18 they should have been doing is
19 going, you know, kind of area, by
20 area, by area saying what makes
21 sense here. That's what smart
22 planning is about.

23 So I just -- a couple of things
24 I have to comment on. One is --
25 and I know this has come up at the

2 Southold -- in some of the
3 conversations. I know there's
4 been a lot of to do about their
5 lot coverage changes and
6 environmental impacts, but I
7 think -- I haven't looked at that
8 closely. I do feel strongly
9 across the board that lot coverage
10 is something you need to be
11 looking at from an environmental
12 respect and not encouraging a lot
13 of income services.

14 MAYOR STUESSI: Well, so
15 that's something that was recently
16 -- the Town Board was quoted as
17 potentially going backwards on
18 from what the current zoning
19 recommendation is, which is, you
20 know, to limit that.

21 MS. HAMMES: So that is
22 something, I think, as an
23 environmental matter just seems
24 kind of crazy to me (inaudible)
25 what they proposed, it was too far

2 the other way.

3 And then finally, what we
4 haven't talked at all about is the
5 Marine II District, which, again,
6 I haven't spent that much time
7 with the uses, but as everybody
8 knows, we spent a lot of time in
9 the Village talking about what
10 kind of businesses we wanted to
11 see on the waterfront and I would
12 want to hope that somebody's
13 looking at this to make sure that
14 we're not going to end up with
15 Montauk-style party resorts in our
16 M2 District if at all possible.

17 MAYOR STUESSI: Well, so the
18 current Town proposed code does
19 include hotels still in that
20 district which is, again --

21 MS. HAMMES: Well --

22 MAYOR STUESSI: -- Village.

23 MS. HAMMES: (Inaudible) But,
24 again, to me it just seemed like
25 someone needs to go through this

2 and look at each of these areas
3 and look at it through a housing
4 lens first and say, what makes
5 sense here, what can we use
6 housing for, and then everything
7 else should be complimentary to
8 that. That's my personal opinion.

9 I mean, we've got enough to deal
10 with with, you know, trying to
11 keep our downtown area revitalized
12 and there's other areas in
13 Southold that have empty spaces
14 and could be focused on. So I'm
15 100 percent behind Dinni on this.

16 And I do think -- the one letter
17 I would say the Village ultimately
18 would have in this Village
19 (inaudible) is assuming they
20 didn't make any changes and
21 they're kind of leaving things the
22 way they are, I know this came up
23 with the meeting with the Town, is
24 really doing some workaround
25 defining what our Sewer District

2 is. Because my understanding --
3 and, again, this is not -- I'm not
4 packing on this particular point,
5 but I understand within the
6 district your kind of obligated to
7 provide use. Outside of the
8 district you can probably
9 (inaudible). So the Village, I
10 think, will probably say outside
11 of the district it will consider
12 housing, but we won't consider it
13 for anything else.

14 MAYOR STUESSI: Yeah, we're
15 going to be --

16 MS. HAMMES: And so I think
17 it's like actually really
18 important to have these
19 conversations. We don't control
20 what Southold does on it's own and
21 we can give them our feedback and
22 all show up, but the one lever the
23 Village does have is the sewer
24 system and making sure that we've
25 gotten that down.

2 MR. SALADINO: Yeah, but it's
3 only within 200 feet of access.
4 So Southold does a project within
5 200 feet of access of the sanitary
6 system, they're obligated.

7 MS. HAMMES: Yeah, I know. I
8 mentioned --

9 MR. SALADINO: -- property's
10 are within 200 feet.

11 MS. HAMMES: Yeah, so, I
12 don't know. So, again, that's
13 something you need to --

14 MAYOR STUESSI: It's an
15 important topic.

16 MS. HAMMES: -- on this, but
17 I would think that after you kind
18 of go down this route, the next
19 thing that should really be kind
20 of rising up to the top here with
21 the Village Board and Trustees is
22 to do work around the Sewer
23 District and what we can do to
24 make sure that that won't have as
25 (inaudible) being used for to the

2 extent we can control that.

3 MAYOR STUESSI: Thank you.

4 Trustee Phillips, your thoughts on
5 the expansion of the Business
6 District and the sprawl?

7 TRUSTEE PHILLIPS: Well, I
8 watched this for a long time and
9 the Transportation Commission is
10 involved in the 2020 version of
11 that section. But what I don't
12 understand from the Town is that
13 the changes that they have here
14 are really dealing with the
15 hamlets or the halos that are
16 Laurel, Mattituck, East Marion,
17 Orient.

18 I think they missed the mark by
19 realizing that the Village of
20 Greenport is the area around that
21 needs to be a totally different
22 thought pattern than what the rest
23 of the Town is. First of all,
24 i.e. we have the sewer, we have
25 the water. We have the capability

2 of having housing within --
3 permittable, okay, and work on
4 that. And since we have the
5 availability to make a contract
6 and agreement to the people on the
7 outside Sewer District and that's
8 to our advantage.

9 But I don't understand why the
10 Town, when they were doing the
11 hamlets and their halo development
12 language, didn't take the Village
13 of Greenport and the area around
14 it and make it its own separate
15 hamlet or halo that included
16 Greenport East, Greenport West and
17 the Village of Greenport. They
18 just separated us out because it
19 was a separate municipality.

20 Yes we have different zone -- we
21 have different zone languages, but
22 we are integral into the middle --
23 we're in the middle of Greenport
24 East and Greenport West and I
25 think they missed the mark totally

2 on that.

3 But the other part of the issue
4 is we have to decide as a Board
5 and I'm assuming once we see the
6 final report from the sewer study,
7 we have to decide how -- what kind
8 of, either, policy or decision
9 making of what we're actually
10 going to give some of our, you
11 know, provide some sewer to. Is
12 it only going to be housing or is
13 it going to be on a case by case
14 basis? That is the control point
15 is the sewer because we have
16 capacity, but we also have to
17 protect the Village of Greenport.

18 And our Business District, the
19 property that goes out to North
20 Road, that was made trying be
21 developed for residential and
22 offers, which is RO I think it is,
23 was created way back when there
24 was originally an application
25 there called retail construction

2 and the business community and the
3 Village of Greenport fought it and
4 that's when the Town -- it was
5 spot zoning. They changed it to
6 RO so that it would be Residential
7 Office instead of pure commercial
8 development.

9 And that's a prime example of
10 why I think that the Planning
11 Department and the Town of
12 Southold just was either
13 overwhelmed or wasn't giving
14 consideration to whoever wrote all
15 this, that the Village of
16 Greenport needed to be part of it.

17 We have Cross Sound Ferry boats
18 causing traffic. We have the
19 Shelter Island ferry that causes
20 traffic. Traffic is also the
21 issue on Greenport East and West.
22 It's not just housing, it's the
23 traffic activity. We have Route
24 25 that goes through our Downtown
25 area.

2 So I think that Southold Town
3 just -- I understand where they're
4 coming with their Hamlet
5 Residential. I think that's
6 trying to create some type of
7 housing within the Mattituck
8 District. I believe that that's
9 part of the talk of Downtown Love
10 Lane, there's some applications
11 that are going through that Town
12 Residential's don't fit. But
13 that's -- you know, these are
14 things that the Town is thinking
15 of certain areas and not thinking
16 as a whole.

17 MS. GORDON: And I gust --
18 I'm supporting something you're
19 saying. There is a district that
20 I didn't discuss called Hamlet
21 Mixed Use, new district, Hamlet
22 Missed Use. It is the most
23 supportive of housing, but there
24 is no Hamlet Missed Use in the
25 draft for Greenport West. There

2 in Mattituck and Southold.

3 TRUSTEE PHILLIPS: Well,
4 that's because they're looking at
5 the buildings that are empty now
6 that can be changed into that type
7 of -- for those areas. But in the
8 meantime, once again, I think they
9 missed the mark on looking at the
10 Village of Greenport being a
11 center of the Greenport Hamlet and
12 I think they couldn't get past
13 that concept and you couldn't
14 explain it to them. They just
15 couldn't get past -- because
16 they're a separate municipality
17 they couldn't get past the fact
18 that we have our own opportunity
19 to control our growth, but we also
20 have the opportunity to have input
21 into both East and West and they
22 kind of -- yeah, they brought us
23 in on conversations, but they
24 weren't hearing.

25 MAYOR STUESSI: Deputy Mayor

2 Brennan?

3 DEPUTY MAYOR BRENNAN: Yeah.

4 So I'd like start by just thanking
5 Dinni and Trisha and John for
6 being here tonight because your
7 contribution to this discussion is
8 really invaluable for our Board,
9 so I appreciate it.

10 And I agree, Dinni, with your
11 overall assessment, which I think,
12 the way I heard, was that the
13 plan, as it's proposed, largely
14 accommodates dates what's already
15 existing and that was my take away
16 from the study. The thing I'm
17 hearing from the three of you is
18 housing, housing, housing. So
19 that message is clear.

20 MS. HAMMES: It used to be
21 the economy.

22 (Laughter.)

23 DEPUTY MAYOR BRENNAN: So I
24 have four things that I want to
25 talk about. The first is a

2 general comment and then the other
3 three are more specific. So the
4 first comment being about what
5 people have often referred to as
6 the spot zoning aspect of the
7 zoning that's happening in the
8 Town around the Village.

9 And when I say spot zoning, what
10 I'm talking about is individual
11 lots having specific uses. So one
12 lot could be a district. And to
13 me, that is not great planning, so
14 I don't consider that a zone or a
15 district. It's just an individual
16 property that's been designated
17 for a specific use.

18 And I'll give you an example.
19 Within the Village, there's only
20 six zoning districts. Within the
21 Town of Southold there's currently
22 like 19 or 20; I think it's 19
23 districts. Now I understand the
24 Town of Southold is much larger
25 and encompasses different things.

2 But the proposed zoning has like
3 20 or 21 districts.

4 And so I don't think that's
5 going in the right direction.
6 Because I'd like to see more
7 comprehensive planning where the
8 number of districts are getting
9 reduced because I don't really
10 think there's that much need for
11 that many specific uses.

12 Right now around the perimeter
13 of the Village at the municipal
14 boundary there's nine Town of
15 Southold zones directly adjacent
16 to our Village. So we have six
17 zones and we're surrounded by nine
18 Southold zones. And the proposal
19 has, I think, eight zones. So
20 it's not a significant decrease.

21 So the next thing I want to talk
22 about is the Transitional Zones.
23 It was brought up by Trisha. The
24 transitional zone, I don't
25 think -- I don't even understand.

2 I don't think we need it. If we
3 did need it, I don't think it's
4 being put in the right place. So
5 this came up at the project that
6 was proposed for the north end of
7 Main Street. That was originally
8 or it still is, RO, Residential
9 Office. Now it's going to be
10 designated or is proposed to be
11 designated Transitional.

12 I don't see the need to have any
13 kind of transition in that
14 neighborhood. I think what we
15 could use there is housing and
16 housing that is at a density
17 similar to the adjacent housing or
18 perhaps more density. But my
19 understanding of the Transitional
20 Zone is that it's supposed to make
21 some kind of step between housing
22 and commercial or retail or some
23 other density and that's really
24 not happening. There's one
25 property across the street, which

2 I think is The Lin property, which
3 is also like a spot zone. I think
4 it's one property in the zone.

5 So I really want to make the
6 Town clear that this is -- we
7 don't need transition in that
8 location. I don't think we need
9 transition on the west end of
10 Front Street at the property that
11 someone said is maybe a tax office
12 or something like that. We're
13 talking about possibly expanding
14 housing into the corridor heading
15 west. So if there's a transition,
16 it's going to be actually further
17 west. It's not going to be at
18 that property use.

19 The next thing I want to talk
20 about is the Corridor Business on
21 the west end of Front Street.
22 That's currently like a Light
23 Industrial area and I just want to
24 be careful that we don't lose our
25 Light Industrial building. So I

2 think a lot of municipalities
3 historically undervalue the light
4 industry and they think of it as a
5 noxious use or something that
6 doesn't intrude a lot of. But I
7 would be very careful about
8 creating new uses there that
9 become more valuable than the
10 industrial use.

11 So it's not pretty, but the kind
12 of activities that are happening
13 in that area; there's like a
14 canvas shop, there's a
15 construction yard and a bus
16 repair. Those do bring jobs and
17 they bring jobs that are different
18 than the kind of jobs that a
19 restaurant or a hotel brings. So
20 that's my aspect of jobs.

21 The other is, it's not super
22 convenient if you keep moving your
23 Light Industrial further and
24 further away from your Hamlet
25 Centers because that increases

2 traffic, it decreases opportunity.

3 It also kind of requires that
4 people who live in denser places
5 like the Village then have to
6 drive further to get to their
7 jobs. So I want to be just
8 thoughtful about the changes in
9 the Corridor Business area and
10 make sure that we're being
11 thoughtful about industrial use.

12 I am for transient housing in
13 that area. So I think it's going
14 to be like a mixed use proposition
15 there, but housing does work
16 better with commercial uses rather
17 than industrial uses. Right, so
18 housing and industrial uses are
19 really not compatible. So that's
20 a basic planning and zoning thing.
21 You need to separate out the uses.
22 So I'm not sure how we're going to
23 accomplish this thing. I think
24 it's a great place for housing,
25 it's close to the downtown, but --

2 yeah, so I just want to not forget
3 about the purpose of having
4 industrial areas.

5 And then the forth thing I want
6 to talk about is our Sewer
7 District, our sewer planning, I
8 think it was touched on by Trisha
9 and others. And none of this is
10 going to happen without sewer,
11 right? So if we want to see more
12 housing anywhere in and around the
13 Village, it's not going to happen
14 in the a vacuum where the Town of
15 Southold just establishes their
16 zoning and then it happens. It
17 doesn't happen without the sewer.

18 So we as a Village are going to
19 have to be much more deliberate on
20 how we expand or consider
21 expanding our Sewer District. And
22 in the past, my sense is that it's
23 been kind of an ad hoc procedure
24 where we respond to a particular
25 project or a particular project

2 wants sewer and then we come up
3 with a plan on how to accommodate
4 them, and I think that's not
5 really useful.

6 I think what we need to be
7 doing, particularly in this
8 Corridor Business area, is we have
9 to decide whether we're willing
10 and capable and able to expand our
11 sewer into the west end of Front
12 Street. Because we're not going
13 to accomplish our housing goals
14 and planning with the Town of
15 Southold is not going to come to
16 fruition without that. So they
17 have to be done in concert.

18 So that is our record that is
19 our opportunity, I think, for the
20 Village to be more involved and
21 have more say about how Southold
22 plans the hamlet area. I don't
23 know how we're going to do it, but
24 there is, I think, 10 or 12, maybe
25 15 properties in the west end of

2 Front Street that could
3 potentially have mixed use or
4 housing. So that's a lot of
5 sewage and we have to figure out a
6 way that we can accommodate all of
7 those.

8 MAYOR STUESSI: Well, it
9 would be significantly higher if
10 they would not be restaurant uses.

11 MR. SALADINO: Can I ask
12 something?

13 DEPUTY MAYOR BRENNAN: Yeah.

14 MR. SALADINO: Patrick, would
15 it be unreasonable for this Board,
16 for the Incorporated Village, to
17 ask Southold if they're receptive
18 to providing housing in that area
19 or providing mixed use in that
20 area, to partner with the Village
21 of Greenport to expand the sewer
22 plant? I mean, would it kill them
23 to kick in to --

24 (Laughter.)

25 DEPUTY MAYOR BRENNAN: Yeah,

2 I think that's a reasonable
3 request.

4 MAYOR STUESSI: And there's
5 some great opportunities for funding
6 if we're potentially looking at
7 partnering with the Town.

8 MR. SALADINO: Well, I don't
9 want the Village to pay for the
10 funding, you know, or to explore
11 funding. I mean, if the south --
12 if the Town of Southold honestly
13 and sincerely wants to address
14 these concerns that were expressed
15 here by the legislators, what
16 would be unreasonable for them to
17 say, yeah, well, we would like to
18 do this and we'll kick in X amount
19 of dollars to expand the sewer
20 plant to be able to accommodate
21 these properties.

22 DEPUTY MAYOR BRENNAN: No,
23 that makes sense. It has to be
24 done -- it absolutely makes sense.
25 It has to be done in a way that's

2 comprehensive and looks at the
3 entire zone that's being contemplated.
4 We can't just look at individual
5 properties individual resorts.

6 TRUSTEE PHILLIPS: Just going
7 back to what I said before is that
8 they need to look at that area
9 around the Village of Greenport
10 differently than they look at the
11 Town of Southold -- the rest of
12 the Town of Southold.

13 MAYOR STUESSI: Well, that
14 brings up a very good point, Mary
15 Bess, which Nancy, our BID
16 President, spoke to. And she was
17 at a recent Town-wide economic
18 development meeting and there was,
19 through that meeting and some
20 prior meetings, there was a lot of
21 arm waiving by folks in the
22 business community outside the
23 Village saying, oh, my gosh, you
24 can't be restricting at the
25 periphery of the hamlets when our

2 businesses are saying, hey, we
3 don't want to see you expand the
4 businesses outside of Downtown
5 Greenport because we don't need a
6 CVS there or a McDonald's or a
7 Starbucks, all these things that
8 would be allowed because the Town
9 allows formula business. And if
10 they increase restaurant uses, in
11 particular, in retail there, we're
12 not going to get the housing and
13 we're going to be seeing, you
14 know, the pull of business outside
15 of the Village.

16 DEPUTY MAYOR BRENNAN: Yeah.
17 I kind of skipped over in my
18 notes, but when I was talking
19 about Greenport West or the west
20 end of Front Street, I was kind of
21 focused on light industry, but I
22 absolutely agree. And Ms. Kouris
23 brought it up about projecting our
24 current Downtown. It does not
25 help to allow competing sprawl --

2 we already have vacancies and we
3 have capacity. We can't allow
4 competing retail -- and I think
5 the retail is limited. We just
6 need to be absolutely clear with
7 the Town of Southold. We don't
8 want to be retail spreading out
9 from the Village. We have to keep
10 our retail energy concentrated in
11 our Downtown area. When
12 123 Sterling was proposed to have
13 retail on the ground floor, I was
14 opposed to that. It was like
15 industrial retail, because I think
16 it was too far into the Village
17 center. And so I think it's best
18 for the Village to be kind of
19 precious about the amount of
20 current retail, restaurant and
21 hotel things.

22 TRUSTEE PHILLIPS: But I
23 think we also need to take into
24 consideration around the
25 waterfront. And I mean, I'll be

2 the first to say Marine I and
3 Marine II, you know, it needs to
4 be more restrictive than it is.
5 But in the meantime, that's part
6 of -- that's part of what
7 Greenport needs from us.

8 DEPUTY MAYOR BRENNAN: Yeah.
9 I think the current proposal has a
10 restriction on hotel rooms in
11 Marine II. It's like 30 rooms or
12 something.

13 MAYOR STUESSI: Yeah, the
14 latest version has a cap of 30
15 rooms.

16 DEPUTY MAYOR BRENNAN: Yeah,
17 yeah.

18 MAYOR STUESSI: Which is
19 quite different than what the
20 Village did with Waterfront
21 Commercial and eliminating hotels
22 as a use.

23 DEPUTY MAYOR BRENNAN: So I
24 think directionally that's
25 correct, right? So they're making

2 the -- their restricting Marine II
3 on the one side. Maybe it can go
4 further, I don't know. There's
5 only two properties in Marine II
6 that border the Village, right?
7 Safe Harbor and --

8 TRUSTEE PHILLIPS: They both
9 have connection to the Village
10 because they're both residence of
11 the Village. And I think the
12 Marine II, once again getting back
13 to property at the end of East
14 Marion, once again, the Town was
15 trying to accommodate to get
16 housing down there along with even
17 some getting some commercial
18 enterprise going down there. But
19 it wasn't waterfront. It was the
20 Montauk idea of --

21 MR. SALADINO: (Inaudible)
22 shipyard?

23 TRUSTEE PHILLIPS: Yeah, the
24 shipyard.

25 DEPUTY MAYOR BRENNAN: I also

2 wasn't satisfies with the way this
3 presented.

4 TRUSTEE PHILLIPS: Yeah,
5 there's a lot of questions. It's,
6 you know...

7 TRUSTEE DOUGHERTY-JOHNSON:
8 I'd like to go back to like the
9 sewer, the importance of sewer
10 here. Like let's say we did hook
11 up sewer to (inaudible). But then
12 if it's zoned to be a hotel, right
13 that's -- but they're hooked up.
14 And then we're -- like we've
15 increased X amount of capacity.
16 So I think it's, like, it's not
17 just sewer right now or sewer in,
18 like, the near future, but if it's
19 zoned for a 30-room hotel and in
20 20 years becomes a 30-room hotel,
21 then we are responsible for that
22 sewage if they're hooked up. So
23 all of the zoning, I mean, you know --

24 MAYOR STUESSI: Yeah, I don't
25 want to go down the rabbit hole of

2 sewer right now. We'll have a
3 separate meeting for that. The
4 purpose of this meeting is really
5 to talk specifically about our
6 Board, together with the Housing
7 Committee and with the Business
8 District to get a letter over to
9 the Southold Town Planning
10 Department and their Board
11 immediately with comments related
12 to the zoning updates. Because
13 again, you know, we're taking a
14 look at now potentially going
15 backwards on some of them and some
16 of the recommendations, whether
17 it's the Business District and the
18 expansion of that, which wasn't in
19 it. You know, it specifically
20 states in the comprehensive plan
21 not to do that.

22 TRUSTEE PHILLIPS: Right.

23 MAYOR STUESSI: Right, and
24 then, of course, the need for
25 housing, which we're all so

2 desperate for. Trustee Robins,
3 welcome back by the way. It's
4 good to have you.

5 TRUSTEE ROBINS: Thank you.
6 So I really, really appreciate
7 what Dinni said. Obviously I
8 think most of this really is about
9 housing. And, Mary Bess, I agree
10 with you. Basically Greenport is
11 unique in that way. I've said all
12 along that the key to housing on
13 the North Fork is Greenport water
14 and sewer. I think that
15 (inaudible) as Patrick said, you
16 know, but I think that the Town is
17 not taking us into consideration.
18 I've felt that way for a long time.
19 I don't think the Town is
20 (inaudible) housing to begin with.
21 They don't get it. And I think
22 that it's on us to --

23 TRUSTEE PHILLIPS: But it's
24 also -- we've fought this battle
25 before. We fought the battle of

2 protecting our Downtown Business
3 District from the Town of
4 Southold, which is why there was
5 spot zoning, but I think now we
6 have the opportunity to say,
7 listen, it's a new error, there's
8 communication between both
9 communities -- I mean, both
10 governments. Let's take this
11 opportunity to be positive in
12 getting things that need to be
13 here and not just do it to make
14 the squeaking and the noise go
15 away.

16 TRUSTEE ROBINS: But,
17 Patrick, I agree with you. I
18 think that Light Industrial Zone
19 on 25 is very important. There
20 are a lot of good, year-round jobs
21 there, you know? I know a lot of
22 people that work there. They have
23 careers there, you know? So we
24 can't discount that. It's very
25 significant to our economy as well.

2 DEPUTY MAYOR BRENNAN: Thanks.

3 MS. GORDON: I also think
4 that Light Industrial can be
5 mixed. There can be mixed use. I
6 mean, think about lofts in New
7 York City in the Market
8 District 50 years ago. I mean, I
9 think they're housing possibilities
10 with Light Industrial.

11 MAYOR STUESSI: Well, where I
12 raised my daughters in Idaho, we
13 built the YMCA in a Light
14 Industrial area. We built a
15 significant amount of community
16 housing there. Both, you know,
17 ground, third level, within, call
18 it, 35-foot range, and there was
19 also a combination of Light
20 Industrial and some housing where
21 you saw folks that had, you know,
22 like a wood shop with housing
23 above it, there was artists over
24 there, you know, any number of
25 things within that district.

2 TRUSTEE DOUGHERTY-JOHNSON: I
3 think there already are artists
4 over there, some.

5 MAYOR STUESSI: Not many at
6 all.

7 TRUSTEE DOUGHERTY-JOHNSON:
8 Right, but I mean, you could -- I
9 mean, I get maybe you don't have
10 apartments over like a bus depot,
11 but you may have the, over a drug
12 store or a doctor's office.

13 DEPUTY MAYOR BRENNAN: Well,
14 I want to pick up on where you
15 were going. I think you're right
16 in that we have to look at the
17 highest intensity of use in the
18 zoning changes and really make a
19 decision about whether we can
20 possibly accommodate that and how
21 do we go about doing that. Before
22 housing, we're going to have to do
23 that, right?

24 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

25 DEPUTY MAYOR BRENNAN: So...

2 TRUSTEE PHILLIPS: And I
3 think I would hope that however
4 the correspondence is worded that
5 it says just that. We need -- we
6 have sewer and we have the golden
7 goose and that we are seriously
8 thinking of how we're going to use
9 the capacity that we have left,
10 not only to go outside, which is
11 where the sewer fund does generate
12 some income, but also what we need
13 within the Village of Greenport
14 for our capacity to continue on
15 whatever the development of the
16 Village is.

17 DEPUTY MAYOR BRENNAN: Yeah.

18 MAYOR STUESSI: Any other
19 thoughts, Lilly, or comments?

20 TRUSTEE DOUGHERTY-JOHNSON:
21 Everybody said positive things. I
22 don't have much more to add. I do
23 want to talk about lot coverage, I
24 think is important, because I
25 think we all don't really want to

2 see McMansions sprouting up, which
3 is what we are seeing a little
4 bit, especially like right on our
5 boarders instead of housing
6 support by people. And I just had
7 questions for Dinni. Is there a
8 community housing overlay in other
9 areas because I --

10 MS. GORDON: No, there's
11 not --

12 TRUSTEE DOUGHERTY-JOHNSON:
13 -- because of Greenport.

14 MS. GORDON: But I think it's
15 just sort of -- I think it's a
16 different kind of plan. It's
17 intended to be something that is
18 taken on as a special project once
19 you've got your general (inaudible).

20 TRUSTEE PHILLIPS: Yeah, it's
21 my understanding, if I understand
22 what they're doing, is they have a
23 separate committee that takes a
24 look at the housing, it takes a
25 look at someone coming into the

2 housing development that they look
3 at first before it even gets to
4 planning, if I understand
5 correctly. It's also tied to the
6 current housing plan that they
7 developed.

8 There is a system within the
9 Town of Southold that I don't
10 think we all understand how they
11 do it. I think that's something
12 we need to learn because I do know
13 that the Mattituck project that is
14 the old North Fork Bank building
15 is waiting -- I think that's one
16 of those that that description is
17 going to fit into.

18 MAYOR STUESSI: Yeah, they're
19 looking at a number of (inaudible)
20 on a case-by-case basis for
21 potential funding, but the
22 challenge with this as so nicely
23 illustrated by Dinni and Patricia
24 and John spoke about to the Board
25 is that without the zoning

2 allowing for it, you know, you're
3 going to have developers who just
4 aren't even going to pay attention
5 to it. So that's where the real
6 opportunity for change is.

7 I'll just speak on my own
8 experience. Former Supervisor
9 Russell appointed me to the Zoning
10 Update Advisory Committee nearly
11 two years ago. So I think it's
12 been like 21 months now, and I've
13 served on that committee with a
14 mix of folks in the community.
15 Some folks in business, zoning,
16 planning, some architects, and
17 there's been a lot of thought that
18 went into the Zoning Update
19 Advisory Committee's Report, which
20 I had also shared with our Board
21 and is on the Village website.

22 I had also included a
23 recommendation for the Town to
24 adopt a pro-housing commitment as
25 our Village did, look at

2 additional areas for housing.

3 Obviously, when you look at every
4 single one of the community impact
5 meetings that were held by the
6 Town Planning Board in each of the
7 communities, affordable and
8 workforce housing was a big topic,
9 environment was a big topic as
10 well, protecting, you know, our
11 lands and our waters in particular
12 was a big one too.

13 And one of the things that we
14 gave a lot of consideration to and
15 there was some differences of
16 opinions by members of the Zoning
17 Update Advisory Committee was what
18 belongs in the Marine Districts as
19 Trustee Phillips brought up. And
20 I know, obviously, our Board's
21 spent a lot of time consideration
22 this, together with recommendations
23 of our Code Committee on what we
24 thought belonged within Waterfront
25 Commercial. And as we said a bit

2 ago, we believed it made sense to
3 eliminate hotels and not have them
4 within that district. Yes, Trisha.

5 MS. HAMMES: Since you
6 brought up Waterfront (inaudible)
7 a little bit off to the side and I
8 didn't want to forget, is the
9 Village planning on sending the
10 County a letter showing the
11 Village support for IRT planning?

12 MAYOR STUESSI: Yes.

13 MS. HAMMES: I just wanted to
14 make sure.

15 MAYOR STUESSI: Yeah, we're
16 going to have it in our work
17 session.

18 MS. HAMMES: Okay. I just
19 didn't want it --

20 MAYOR STUESSI: Trustee
21 Phillips spoke in the last
22 meeting, I had spoken on behalf of
23 the Board in a meeting in December
24 as well -- are you okay?

25 MS. GORDON: Yes, just coughing.

2 MAYOR STUESSI: Alright. So
3 is there any consensus from the
4 Board as to whether we want to
5 comment on this Marine District
6 and the hotels in it or not?
7 Because obviously this is
8 impactful, I mean, it's at the
9 edge of the Village.

10 DEPUTY MAYOR BRENNAN: Yeah,
11 I think we should promote further
12 restricting of that kind of use in
13 those areas.

14 TRUSTEE PHILLIPS: I'll be
15 honest with you, when the first
16 discussion of sewer came up in the
17 previous administration, I think
18 Trustee Robins and I both were
19 strong in the fact that if the
20 sewer -- we anticipated the sewer
21 hookup would create an opportunity
22 on two pieces across the creek.

23 And that part that agreement was
24 a strict -- was a strict language
25 that any further development

2 really had to go back to us to
3 reevaluate the sewer situation. I
4 mean, we realized it back then.

5 My take on it is we've worked
6 hard to keep the working
7 waterfront. I know that they're
8 model over there isn't anyway
9 intended to move the needle on any
10 type of residential development,
11 but 10, 15 years from now, I won't
12 be there, you won't be there;
13 there has to be something to
14 protect it.

15 I think we have to take a look
16 at the Creek as a whole because we
17 have economic engines on one side
18 and we have the economic engines
19 on the other side. And I think
20 part of -- you know, they would
21 fit the county under the -- under
22 that current legislation that is
23 before Suffolk County.

24 But I think we need to -- we
25 need to, in our correspondence,

2 strongly, strongly, three things:
3 The sewer is important, Sterling
4 Creek, and the working waterfront
5 is important and housing, perhaps,
6 you know, taking a look around the
7 Village of Greenport being
8 completely -- it should be
9 included in deciding what's going
10 to be done in the areas on the
11 east and the west. I think those
12 are three major points unless have
13 you another one.

14 MS. HAMMES: No. I was going
15 to be say, to be clear on housing
16 though, I think we want to be
17 clear that we're looking for
18 full-time, year-round residential
19 housing. We're not looking for RE
20 or whatever the right term is
21 under Southold where they're going
22 to put, you know, one new
23 multimillion dollar house after
24 another. That's, I don't think,
25 what we need. They want to do

2 that up there, that's fine.

3 MR. SALADINO: Mary Bess, is
4 it possible -- I'll ask you's all
5 because I don't know. Is it
6 possible -- I personally believe
7 that the two marinas should have
8 sewer. I think that --

9 MAYOR STUESSI: Should have
10 what?

11 MR. SALADINO: Sewer.
12 They're the biggest polluter of
13 Sterling Creek, aside from Sandy
14 Beach. Is it possible to carve
15 out that you're only allowed to
16 have --

17 MS. HAMMES: But you're
18 thinking legal (inaudible).
19 Because it's a utility, it's
20 subject to all kinds of utility --

21 MAYOR STUESSI: Yeah, again,
22 I don't want to go down the rabbit
23 hole on sewers. We need to talk
24 to legal. It's really a question
25 of zoning. Does our Board and,

2 you know, our chair of zoning and
3 planning and Dinni on housing,
4 believe that the Marine zoning
5 that's proposed over there, which
6 now contemplates hotels, still
7 contemplates hotels, albeit a
8 slightly smaller potential size,
9 but you're talking a hotel that's
10 conceivable about the same size as
11 the Greenporter or Harbor Front
12 being built, you know?

13 MR. SALADINO: Yeah, but
14 Southold Town already has in their
15 code about sanitary credits, what
16 can be built on a certain piece of
17 property predicated on how many
18 sanitary credits that piece of
19 property has.

20 I don't see -- maybe I'm being
21 naive, but I don't see the problem
22 with applying that mentality to
23 those two pieces of property on
24 Sterling Creek. One, yeah, we'll
25 provide sewer for a restaurant and

2 180 boats. You know, if you want
3 to build a 30-room hotel or
4 40-room hotel, you don't have the
5 sanitary credits to do that. You
6 don't have the flow capacity in
7 our sewer plant to be able to do
8 that. It doesn't sound right.

9 TRUSTEE DOUGHERTY-JOHNSON:
10 You could do it by zoning too.
11 You know, either way. I think,
12 speaking for myself, yes, I would
13 not like to see a hotel there and
14 it's traffic, it's our vista of
15 looking at the creek across the
16 street and seeing a boatyard and
17 not --

18 (Inaudible)

19 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

20 MR. SALADINO: It's a thing
21 that we have control over as far
22 as how much flow, sanitary flow,
23 we're going to allow you, as
24 opposed to zoning on those two
25 pieces of property that we don't

2 have control over.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 But we can ask. Because all we're
5 doing now is we're asking.

6 MR. SALADINO: No worries, we
7 could always ask. I mean you know
8 if they're receptive or not is...

9 TRUSTEE PHILLIPS: Well, to
10 get the discussion going, we have
11 to make those points to the Town
12 Board and it's not the first time
13 the Village of Greenport has stood
14 up to that. I've watched it for
15 years. So I think that's what we
16 need to do. It's now time to get
17 it written and get that down that
18 these are our concerns.

19 MAYOR STUESSI: Well, it's a
20 comment that we've heard in our
21 Board and it's been pretty
22 consistent with a lot of the
23 public meetings as well is the
24 fear of locals in losing boat
25 slips. And so as we start to

2 intensify these preexisting
3 marinas with different uses,
4 you're going to end up losing boat
5 slips and places to work on boats
6 and all those other things that
7 this Board voted to protect within
8 our Commercial Waterfront District.

9 DEPUTY MAYOR BRENNAN: Who's
10 going to monitor these comments?

11 MAYOR STUESSI: We're going
12 to put a draft together and send
13 it around the Board. Anything
14 else from anybody?

15 (No response.)

16 MAYOR STUESSI: Julia?

17 TRUSTEE ROBINS: No.

18 MAYOR STUESSI: No? Dinni?

19 MS. GORDON: No.

20 MAYOR STUESSI: Lilly?

21 TRUSTEE ROBINS: No.

22 MAYOR STUESSI: Okay. All
23 right, thank you everybody for
24 being here this meaning. Nancy,
25 appreciate your feedback on behalf

2 of the Business District as well.
3 We will draft something and
4 circulate it to this Board and
5 make it public when it's sent to
6 the Town. Thank you. Make a
7 motion to adjourn.

8 TRUSTEE PHILLIPS: Second.

9 MAYOR STUESSI: All in favor?

10 MEMBER PHILLIPS: Aye.

11 MEMBER DOUGHERTY-JOHNSON: Aye.

12 DEPUTY MAYOR BRENNAN: Aye.

13 MAYOR STUESSI: Aye.

14 MEMBER ROBINS: Aye.

15 MAYOR STUESSI: Meeting
16 adjourned.

17 (Whereupon, the Special
18 Meeting of the Board of Trustees
19 was adjourned.)
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21
22
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24
25

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 25th day of August, 2025.



REBECCA WOOD