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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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VILLAGE OF GREENPORT

BOARD OF TRUSTEES

WORK SESSION

- - - - -x

Greenport Firehouse

September 18, 2025

6:00 p.m.

B E F O R E:

KEVIN STUESSI ~ MAYOR

PATRICK BRENNAN ~ DEPUTY MAYOR

MARY BESS PHILLIPS~ TRUSTEE

LILY DOUGHERTY-JOHNSON ~ TRUSTEE

JULIA ROBINS ~ TRUSTEE

JEANMARIE ODDON ~ VILLAGE DEPUTY CLERK

JAKE CAMPO ~ VILLAGE DEPUTY TREASURER

BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

All other interested parties

MAYOR STUESSI: I'd like to
make a motion to open the Work
Session of the Village of
Greenport. May I have a second?

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Please stand
for the Pledge of Allegiance.

(Whereupon the Pledge of
Allegiance was recited.)

MAYOR STUESSI: Please be seated.
Jeanmarie?

DEPUTY CLERK ODDON: Oh,
sorry (handing).

MAYOR STUESSI: The first
item we have on the list is, I am
pleased to share that we have two
individuals, one over whom's here
this evening, who have agreed to

serve as cochairs of the Mitchell Park 25th Anniversary and American's 250th Celebration Committee, which are Peggy Lauber who is chair of North New York Audubon Society and then also Lisa Gillooly -- thank you, Lisa -- who is a member of HPC and also has been a key member of bringing the North Fork Art Center to life.

We have -- also seeking additional members of the committee. We've had some interest from some folks in the community. Please send any of those in to the Village. It's also included in the recent Village newsletter.

The second announcement this evening is our joint meeting with Southold Town regarding the Community Preservation Fund and Community Housing Fund, which was scheduled for next week has been cancelled. We are working with

them on a new date.

I have one other add-on item
this evening. With that, I'd like
to ask Nancy Kouris to please go
to the podium.

MS. KOURIS: You want me to read?

MAYOR STUESSI: Yeah, no, no,
I'm going to read something. So
Nancy is stepping down from the
BID presidency and I have a
proclamation for her, which says:

WHEREAS, the Village wishes to
honor Nancy as president of the
Greenport Business Improvement
District for her contributions to
our community.

WHEREAS, the Village of Greenport
wishes to express the sincere
thanks from the community for her
service as president of the
Greenport Business Improvement
District for the past two years.
Her longtime association with the
BID as a member and board member

has been a great service to
Downtown Greenport. While we are
sad to see her step down from the
presidency, we know she will
continue to be a great contributor
on the board.

WHEREAS, Nancy Kouris and her
husband, who are the proprietors
of the renowned Blue Duck Bakery
based in Greenport and with an
additional bakery in Southold, she
has always shown leadership in
celebrating holidays and community
through her bakery and the BID.
We wish her many more years of
success in the business and a
continued relationship with the
Village and the BID.

NOW THEREFORE BE IT PROCLAIMED,
that the Mayor and the Trustees of
the Village of Greenport, today,
recognize the accomplishments and
having faithfully served the
Greenport community, express great

appreciation, admiration, and
gratitude to Nancy Kouris for her
volunteerism, that has led to
mutually beneficial support for
the community. Thank you, Nancy.

MS. KOURIS: Thank you so much.

(Applause.)

MS. KOURIS: Wow. This kind
of takes the edge off of what I
have to read, but, you know, I
will read it nonetheless. Okay,
Nancy Kouris, president of the BID
presently and owner of Blue Duck
Bakery.

So, Mayor and Board of Trustees,
community members, due to health
issues, increasing family
obligations, and my return to
assist my husband to our business
at the Blue Duck Bakery Cafe and
Wholesale, I regret to inform you
at this time, I must resign as
Greenport Business Improvement
District president as of October

1, 2025. I will retain my Board seat at this time until a new tenant can replace me on the board.

My dedication to the Halloween festivities this year will continue and I will be back at this podium in about a month with my skeletal friend, Harold Dupont, who resides at our Village jail to announce the fun on Saturday on October 25th. So stay tuned for that.

I want to take a moment to thank the Greenport BID Board of Directors, business people with amazing skills and talents who volunteer to share these talents with the Greenport Business Improvement District daily. This dedicated group has put their heart and soul into their positions on the Board.

Richard Vandenberg, David Serure, Linda Kessler, Ryan Farrel, Linda

Sweeny, Eric Brown, Hina Muddassir,
Gustavo Esterro, Jr. (phonetic).

I also wish to thank our support
staff, Steven Benthall, our website
administrator and tech support.

Lisa McElroy, our bookkeeper and
past administrative assistant, and
Christopher Scott from Newmatic
Trend Productions who have brought
the BID social media back from the
dead. And, of course, all the
volunteers who help the BID
throughout the year on committees
by giving of their time.

Together we brainstorm, prioritize
and execute tasks, produce
community events, focus on the
desirability of the district, help
brand the district and market
small businesses. We also advocate
for improvements to the district
and serve as liaisons between
local businesses and the Village
and work to improve the overall

appearance and quality of the district.

The primary goal of the Greenport BID is to promote the district as a good place to live, work, and shop. I can tell you from experience this is never easy, but it does get done.

I am confident that I am leaving the BID in capable hands and I am very grateful for the opportunity I've led such a dedicated board. As president, I have served and learned a great deal. The Greenport BID will always have my continued support and thank you, again, for faith you have placed in me. And thank you so much. Kevin, thank you so much for that. Talk about making my day, oh, my goodness. Thank you. Thank you, everyone.

(Applause.)

MAYOR STUESSI: All right,

the next item this evening is the
fire department monthly report.
The chief is at work, his other
job this evening. So Deputy Mayor
Brennan and fire department
liaison will read the report.

DEPUTY MAYOR BRENNAN: Right.
So the Chief de Kerillis is actually
on call between Plum Island and
Peconic Bay Medical Center.

MAYOR STUESSI: Oh, I thought
it was a --

DEPUTY MAYOR BRENNAN: So he
apologizes for not being able to
be here, and the assistant chiefs
are not available, so he asked me
just to provide a brief report.
The fire department's actual
report is attached to this agenda.

There's two items that they
wanted me to bring to the Board's
attention. The first being the
4th Avenue no parking project.
They're very interested in getting

this implemented to eliminate the parking on the west side of 4th Avenue.

The second thing is they would like to inform the Board about recent hirings in the fire department. So the chiefs have decided and the wardens have approved the hiring of Sue Kostal as a assistant administrator for the fire department.

Sue is a resident of Greenport Hamlet and she had previously been working as the assistant to the rescue squad. So she had a part-time job here in the fire department. Now she'll be, working full-time for the fire department.

And her position that she vacated in the rescue squad will now be filled by Helen Reiss. Helen is a Village resident. Helen had previously worked in this capacity assisting the rescue squad. I'm

pretty optimistic about both of these roles.

The fire department has an increasing amount of work to do, paperwork, for compliance and other kind of reporting. And we are just about to embark on implementing new software for the fire department to help manage this.

And over the next few months and hopefully by the end of this year, we will have integrated our new software as we phase out the old one. And it's critical that we have our new administrator starting work now so that they can be a steward or shepherd of this changeover. So pleased to report that.

And that's all I have. There's a lot more information in the report. You can all see that the fire department is doing well over 100 calls a month right now, which

is really incredible. So they'll be over 1,200 calls this year. And we should always be thankful for our rescue squads, our EMTs, and our ambulance drivers, and our chiefs are responding to so many calls, so many rescue calls, and they're doing a great job. Thank you.

MAYOR STUESSI: Great, thank you. We're going to go a little bit out of order here. The next item on the agenda that we're going to move up forward is the public meeting to receive comments on the following state liquor authority application.

This is an application from the Old Bait Shop, LLC registered as 37 Front Street in Greenport. If the applicant can please approach the podium. If you could state your name and address for the record and then tell us about your

application and plans for the
business.

MR. INZERILLO: Okay.

MAYOR STUESSI: And specifically
the serving of alcohol, which is
what we're here to listen to.

MR. INZERILLO: Okay. Good
evening. My name is Eric Inzerillo.
I come before you today as a
multi-generation family member
that is has called Greenport my
home. I am here to represent the
Bait Shop, a waterfront property
that has been in my family for
four generations.

I was raised in Greenport and
graduated from Greenport High
School. I am proud to be a native
North Forker. I grew up helping
my grandparents, Arthur and Ruth
White, at the Bait Shop. I, along
with my extended family, have
cherished the rich nautical history
of Greenport and am now looking to

continue the tradition of this
iconic location.

I am looking forward to operating
a sustainable business that values
the local community, while also
serving those that choose to visit
Greenport. I want this location
to be open and operating to
showcase its rich history and
nautical charm that is distinct to
Greenport Village, and not to have
another store that we own be
vacant. I live at 306 Manor Place
in Greenport.

MAYOR STUESSI: Julia, do you
have any questions for the applicant?

TRUSTEE ROBINS: No, actually
I don't. I think that, you know,
I don't think they're changing the
use of the building really. So,
you know, I think it was serving
the public in that venue right
now. So I'm not opposed to it.

DEPUTY MAYOR BRENNAN: When

are you hoping to be open?

MR. INZERILLO: Well, as soon as possible. We have some kinks to work out for the future. Maybe in the fall and then, you know, we'll do kind of like a soft opening. And I'll, you know, get things working out and figure out what I'm doing. And then in the spring, of course, we'll open back up after the winter, early spring.

DEPUTY MAYOR BRENNAN: Okay. You gave us a little bit of a history about yourself and your family.

MR. INZERILLO: Yes.

DEPUTY MAYOR BRENNAN: Can you describe briefly what you're offering in terms of what service you're providing?

MR. INZERILLO: Meaning --

DEPUTY MAYOR BRENNAN: What are you offering? So it's a raw bar?

MR. INZERILLO: -- at the

business?

DEPUTY MAYOR BRENNAN: Yes,
at the business.

MR. INZERILLO: It's basically
a raw bar. The same thing that
used to be there in some capacity.
We're going to be sustainable in
that we're going to be recycling,
you know, the shellfish through
the, SOS Program, and setup as a
remote setting for that.

You know, local beer and wine.
Local seafood; stuff like ceviche,
oysters, clams. Pretty much the
same thing. You know, maybe a
seasonal pre-made clam chowder or
something like that. You know, I
mean, that's big with the Maritime
Festival and so forth.

DEPUTY MAYOR BRENNAN: Is
your liquor application limited to
beer and wine?

Ceviche: No. It's a full
liquor license as there was

previously.

DEPUTY MAYOR BRENNAN: Thank
you.

MR. INZERILLO: Thank you.

MAYOR STUESSI: Mary Bess?

TRUSTEE PHILLIPS: Eric, I
just had one question. Are you
under the direction of Ag and
Markets or --

MR. INZERILLO: Yes, I am.

TRUSTEE PHILLIPS: -- are you
under the direction of Suffolk
County Health?

MR. INZERILLO: Ags and Market.

TRUSTEE PHILLIPS: Under Ag
and Market. So you'll actually be
taking oysters -- you'll be doing
the wholesale of oysters in and
out of that site like it was being
done before?

MR. INZERILLO: Yes.

TRUSTEE PHILLIPS: Okay,
that's what I -- so it is the same
business model that was --

MR. INZERILLO: Exactly the same.

TRUSTEE PHILLIPS: Okay, that's what I needed to clarify. Alright, thanks.

MR. INZERILLO: Thank you.

TRUSTEE DOUGHERTY-JOHNSON: Do you have planned the hours of operation and like days and times? Are you going to stay open for the winter?

MR. INZERILLO: Our intention is to see how it works out. You know, I'd like to stay open as long as possible in the year only because I'd like it to be, you know, an operation that can employ locals. So that way there's not too much time off where it's seasonal.

So I mean, I would imagine the dead of the winter when the wind is blowing, it's probably not going to that busy. But at least,

you know, I would say May through December definitely. And then hours of operation, I think we'll even duplicate. Our intention is not to stay open late. Maybe 12:00 to 8:00, 12:00 to 9:00, take Monday and Tuesday off, the same idea.

TRUSTEE DOUGHERTY-JOHNSON: Thank you.

TRUSTEE ROBINS: Eric, so your family's owned that building for a number of years.

MR. INZERILLO: 1932.

TRUSTEE ROBINS: Okay, that's long enough.

MR. INZERILLO: Yes.

TRUSTEE ROBINS: Yeah, and certainly, I mean, you are aware of the compromised location, you know, in terms of, you know, sea risings and whatever?

MR. INZERILLO: 150 percent.

TRUSTEE ROBINS: Okay, that's

all I wanted to know.

MR. INZERILLO: Yes.

TRUSTEE ROBINS: Yeah, but
good luck with it.

MR. INZERILLO: Thank you.

MAYOR STUESSI: Is there
anybody from the public that would
like to comment on this?

(No response.)

MAYOR STUESSI: No? Okay,
thank you.

MR. INZERILLO: Thank you.
Have a good evening.

MAYOR STUESSI: The next item
we have is a public hearing to
discuss local law to amend
Chapter 142 entitled Wetlands of
the Code of the Village of
Greenport. Is there a second?

TRUSTEE DOUGHERTY-JOHNSON: Second.

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Is there
anybody who would like to speak on
this from the Village community?

(No response.)

MAYOR STUESSI: No? Is there
a motion from the Board?

TRUSTEE PHILLIPS: I think we
should keep it open until next week.

MAYOR STUESSI: Okay. You
want to make that motion?

TRUSTEE PHILLIPS: I make a
motion to keep open the public
hearing to discuss local law
Chapter 142 entitled Wetlands to
our next regular meeting, which is
September 23rd?

TRUSTEE DOUGHERTY-JOHNSON: 25.

VILLAGE ATTORNEY STOLAR: 25.

TRUSTEE PHILLIPS: 25th.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion carries.

The next item is a public hearing to discuss Local Law to amend Chapter 103 entitled Rental Properties of the code of the Village of Greenport.

This is a subject matter the Village has been discussing for some time now. There have been various iterations of proposed code dating back close to two years, which started initially at a recommendation to the Village Board from the Code Committee of a 30-day minimum rental.

The Village Board heard a lot of comments on that, went back, and then there was code to consider a minimum of a two-week rental. We

heard, again, from many members of the public, in particular, the Business Improvement District, that they were concerned about potentially losing the business of people being able to rent for less than two weeks, whether it was a day or two days.

The code has now been changed to address that as well. We've, as I said, had many, many hours of public comment, but we will be opening this in just a second to take comments specifically on this version. There is also a summary attached to the meeting agenda this evening which summarizes the proposed code. With that, I will make a motion to open the public hearing.

TRUSTEE PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Who would
like to be first this evening to
speak on this?

(No response.)

MAYOR STUESSI: Nobody?

MS. RIVARA: Good evening.
Karen Rivara, 628 Carpenter
Street. I'm just here to speak in
support of the proposed code and,
I guess, ask also that if you pass
a code, that you enforce it.

I live on Carpenter Street and I
would say there are about five bed
and -- or Airbnb's on my street.
When a property is sold, it
becomes an Airbnb. I -- you know,
people -- I don't oppose people
necessarily Airbnb'ing their
houses, but they're not following
the rules that we currently have
in the code and people are

specifically selling their
properties as a business.

It's a residential area and the
people who are operating the
Airbnbs, at least on my street,
aren't paying the opportunity
costs that other businesses, like
hotels and bed and breakfasts,
have to pay.

The parking is not restricted at
all. I mean, we had eight
vehicles at the Airbnb a couple
doors down from me. Those people
left and the place was cleaned
within a day and turned around and
rented again like two days later.

So it's just a unrestricted
rental of property and I think
it's -- they're businesses and
they should be treated as such.
And I'm hoping that you pass the
code and enforce it. Thank you.

MAYOR STUESSI: Thank you.

Is there anybody who would like to

1 speak next?

2 MR. BUCHANAN: Hi. Shawn
3 Buchanan, 415 2nd Street. Sorry,
4 I'm a little bit behind on the
5 code just because I've been away
6 and I couldn't seem to find what
7 the updates were. So my questions
8 are specifically like where did it
9 land as far as --

10 MAYOR STUESSI: There's a
11 very nice summary that's attached
12 to the meeting minutes here. We
13 will, very likely, be keeping this
14 open. So you're welcome to go
15 back home and read it and come
16 back next week if you have any
17 comments on it.

18 MR. BUCHANAN: Okay. So
19 there's -- you can't just give me
20 a high level like -- because I saw
21 something where there are fines of
22 like \$5,000 and things just when I
23 looked at a version of the code
24 and I just don't know which one is
25

accurate.

MAYOR STUESSI: It's inside the meeting minutes this evening and there's a simple, one-page summary, which discusses the type of short-term rental permits.

MR. BUCHANAN: Where would I get one of these?

MAYOR STUESSI: It's on the Village website.

MR. BUCHANAN: Okay, so there's not a printed copy anymore?

MAYOR STUESSI: No.

TRUSTEE PHILLIPS: Shawn, to answer your question about enforcement, it's anywhere from 500 to 5,000, an escalated fee, if that helps you any.

MR. BUCHANAN: Okay. And so what was the minimum, that was the question?

TRUSTEE PHILLIPS: 500 was the minimum.

MR. BUCHANAN: No, I'm sorry,

what was the minimum days for
rental and how does it --

DEPUTY MAYOR BRENNAN: There's
no minimum.

MR. BUCHANAN: There's no minimum?

MAYOR STUESSI: Correct.

MR. BUCHANAN: Okay, thank you.

MAYOR STUESSI: Is there
anybody else that would like to
speak on the proposed short-term
rental code?

MR. WINKLER: Hi, John Winkler,
5th Street. 33 pages; 33 pages of
code changes that could have been
done with the existing code. The
changes that were made could have
just been added to that, and 33
pages we end up with. Probably
the biggest code change we have in
the code book.

I'm a little confused about the
parking. I can't believe we're
even going to deal with the issue
of parking and forcing people to

have off-street parking if they have a short-term rental. I don't think that's required by the long-term rental people. Why are we being targeted to have to provide parking, one parking spot for every bedroom in your unit.

I've been doing this short-term rental since -- because I couldn't get really a tenant back in the day here, for almost 13, 14 years. And I don't know if it comes under the same section or legally, that this Board permitted me to do this and it's called permitted use.

And, fine, if you want to change the code, but I believe if that's the case, if you have any new people that come in and want to apply for a short-term rental permit, then they would be required to meet these code changes, but anybody who has a business -- and it is a business. I don't care,

renting an apartment is a business whether you want to admit it or not. You still have to do the same thing legally. You have to file with the state. You have to form a company. You have to pay sales tax. You have to do -- you have to pay income tax. You have to do it all.

And as far as I'm concerned, you have permitted the use of my home for a short-term rental and I've followed all of the requirements that you put forward. Ten years you had this code on the books.

Now you're changing it. I think that anybody who's been doing it should be grandfathered. That's what usually happens when have you a business. You can't come along and require that, say, a storefront or whatever to all of a sudden you have to have parking for your people or for every, you know,

whatever size unit that you have.

So, again, I don't know -- you think you had legal issues with the last one? You're going to have some legal issues with this one. And I still don't know what the legal issues were with the other one. You just didn't enforce it. And you let people get away with murder.

Do you think it helped me that I was following the rules and other people weren't? I lost bookings because of that. Because I was doing the right thing, I got punished because it was just running wild, you could do whatever you want, you could rent to whoever you want. Nobody cared. Nobody followed up. Nobody enforced.

That was the problem and it's going to be worse with this. 33 pages? Please, think about it. You have not had good luck with

parking in this Village. You know that. There's been an issue with the close of businesses downtown here, parking is -- you have electronic meters that nobody pays because nobody's enforcing it, and now you're going to go to another parking law?

I mean, I'm sorry, I'm sorry, we have so many things in this Village that has gone to crap. I was at a restaurant, The Anchor, I'm looking at the marina and they got kids pouring cement, sand, rocks down holes around the marina bulkhead. And this is what we're focusing on?

My God, did you ever -- anybody walk over to the Railroad Dock and see the electric panel there almost laying in the water? Come on, guys, really, there's so much stuff. I just saw -- I've been here four or five months. We

finally got the street sweeper
came by yesterday. Six months,
there's no -- the road crew is
undermanned. They can't cover
their area.

We don't have a building inspector.
We don't have an administrator.
We have nothing. This -- and we
got lawsuits up the ying-yang and
this is what you're focusing on.
Come on, you got to do better,
Board. You've got to. You have a
fiduciary responsibility --

Oh, this loan you took out and
that we had to pay \$135,000 worth
of interest and then we didn't use
-- we had to turn the loan back in
with this BAN. We have taxes that
are not being paid, real estate
taxes. That's a quarter of a
million dollars this year, and now
we're going to raise the water rates?

You want affordable housing,
25 percent tax increase since

you've been, Mayor. Now the utilities are going up. How is anybody supposed to rent a unit to be affordable to a working class person? There's no way that anybody can afford it. I'm sorry. It's a one-square mile village, okay? It's not happening. I'm not going to rent my unit out and lose money. Would you? I have mortgage to pay. I have taxes to pay.

And now also in this new code, you've got to prove your residency? That you -- you have one unit where if you live there 120 days, then that's okay. If it's a single unit, a two-family house, you got to be a resident or it's got your dominant -- what are you guys doing? What are you doing? Don't we have property rights?

What did -- could you do that to a business? Where do you live?

No, you can't open up here. You

can't open a business here, you're not a resident of Greenport. I pay taxes to Greenport. I pay taxes to the state. I pay -- my God.

Please, rethink this. Go back to the old one, fix what needs to be fixed, and enforce it. Because you're not -- this is just going to blowup in your faces because nobody is going to have the time or the manpower that you need in the building to be -- in the Village Hall to ever follow this. Just like we don't now, we don't have now. Please, rethink this. I respect you guys. There's a lot of smart people on this Board and you're smarter than this. You can do better than this, please.

Thank you.

MAYOR STUESSI: Thank you, John. Is there somebody else who would like to speak?

(Applause.)

(No response.)

MAYOR STUESSI: Nobody else wishes to speak on the short-term rental code?

(No response.)

MR. KRAMER: I'll get up.
John Kramer, 138 Central Avenue.
I agree with everything he said.
The -- especially the parking.
You know, the parking situation in Greenport is really not a problem, it's just that everybody wants to park in front of whatever business they're visiting. Anybody can find a parking within three blocks. To require, all of a sudden, off-street parking -- it happens to not effect me, I could do that, but that's not fair. Parking is a municipal problem that can only be solved by the city.

My house was built in 1840 something.
I can't change the configuration.
Nobody can. So it's not fair to

say, all of a sudden, something has to change. The other point that I would like to make is that I too got a -- now I'm going to be out of business because I have a three-family house, probably the only three family in Greenport to my knowledge.

So I live down and I'm a Florida resident. So somehow that changes things. So from May to October I live down and rent one unit with a queen bed, two people max, no kids, no pets. The other apartment has a king, two people max, no kids, no pets. My neighbors love my guests. You seem to hate them.

I think, and I asked them when they check out, how much money did you spend in the Village? My guests, so far this year, have spent \$40,000. And that's just me.

With all of these hoops in this

new program, the Village is really going to feel it. The wedding industry is going to feel it. I would say 40 percent, 35 to 40 percent of my guests are either attending the weddings. I've had the bride and groom.

Nobody is going to plan a wedding and have 60 to 100 guest with no place to stay. Or oh, guess what, yeah, the wedding is at Kontokosta, but you're driving to Riverhead. That's not going to happen. Kontokosta is going to suddenly find there's no wedding business.

Peconic Bay Yacht Club, a lot of my guests go there. They're going to hurt. That means the florists are going to hurt. That means the caterers are going to hurt. That means the Village stores and bars and restaurants are going to hurt. When people come to a wedding,

they spend money. They're not going to come if there's no place to sleep.

I would agree 100 percent with Karen. We have or should have laws, and if you have a bad actor, that's a problem. The beauty of the Airbnb system is I rate my guests, my guests rate me. So if you come and you trash the neighborhood or you trash my house, you're never going to rent again. I think it's a great system. I have never, ever had any kind of a problem.

Let me tell you about the people that you're trying to get rid of. Coming up in two weeks is the son of the lighthouse keeper in Plum Island. He comes every September. Pretty local, huh? When he's here, he gives a talk and he helps out at the Seaport Museum. His father was the lighthouse keeper

at Plum Island. Another guest that won't be able to come, Ray Charnews. Does that sound familiar? The Charnews Farm in Southold that's now Peconic Land Trust, that was his family farm. He loves to visit. Can't do it. These are the people that you're throwing out.

Perhaps a solution is grandfathering. I would love it if you grandfather me. Otherwise, my three-family house, maybe I'll -- I can't change to a B and B because I don't have 10,000 square feet of property. I have 8,500 square feet of property. I don't know why that's an issue, but maybe I could get a variance to become a B and B.

But I think all of this stuff and all of this effort is somehow -- goes back to the idea, if we kill the Airbnb's, we're going to have more affordable rents. What

is an affordable rent in Greenport?

Does anybody have a number?

(No response.)

TRUSTEE ROBINS: As a real estate agent, I would offer that probably rents are running anywhere between \$3,500 and \$5,000 a month.

MR. KRAMER: And that's affordable?

TRUSTEE ROBINS: I'm just telling you what the reality is.

MR. KRAMER: That's the market. That's the market.

TRUSTEE ROBINS: I don't think it's affordable, no.

MR. KRAMER: But I think the Board is looking for affordable rents. I think, I think -- and you never, ever tell us, but I think what is in the back of your minds is, if we get rid of the Airbnb's, all of a sudden John is going to rent for \$1,400 a month. That can't happen.

The only way -- and I have been

-- I think about this. It's a problem here. It's a problem in Wichita. It's a problem in Atlanta. It's a problem in St. Pete, Florida. It's a problem all over the world. The only solutions to affordability is either a government subsidy for rent or a government subsidy for the construction of something to rent. That's the only successful solution.

So if you think you're going to kill Airbnb's and suddenly get affordable rents? No. It's going to be market. It's got to be market. With the cost of construction in Greenport right now, minimum \$300,000 -- \$300 a foot. You want to build an ADU? It's going to cost you about \$285,000. That's a \$2,850 rent.

Now, can you find a grant or something to change that rent to \$1,400? That will work. But

don't ask me to build a \$285,000
ADU and then rent it affordable.
It doesn't make sense. So if
that's what it's about, it's not
going to work.

I think if you grandfather those
of us who have, like John, I got
my CO for a three-family
short-term rental. I have my
rental permits. I've been doing
this and now you're saying I
can't. Grandfather me. That's
fair. And with an enforcement
officer. If John Kramer is a bad
landlord, put me out of business.
I'm all for that and Karen would
be all for that. Thank you.

MAYOR STUESSI: Thank you.

DEPUTY MAYOR BRENNAN: Thank
you, John.

(Applause.)

MAYOR STUESSI: Is there
anybody else that would like to
speak on short-term rentals?

(No response.)

MAYOR STUESSI: No?

MS. HAMMES: I would. Trisha Hammes, 603 Main Street. Code, Chapter 157(b), I believe, conditional uses in the Residential Districts provides an exception for bed and breakfasts. And it says -- I will quote because I don't want to misread something here. I just have to find it.

Bed and breakfasts are -- the first condition to a bed and breakfast facility in the Residential Districts is that those facilities are clearly incidental and subordinate to the principal use of the dwelling as a residence.

Okay? Those bed and breakfasts all have to have parking onsite. They always have had to. I think what this law does is it actually reflects the current code, but

puts the guardrails on it that
aren't there now.

It permits owner-occupied
short-term rentals. It permits
short-term rental's in two families
where one unit is either
owner-occupied or leased, which is
what's in the current code. And
then it adds another exception,
which doesn't require that the
homeowner to be there. It allows
for single-family homes to
short-term rented as long as
it's being used principally as a
resident, which for this purpose
is defined as 120 days, which is
actually far less than what a lot
of laws require.

I've lived in a residential
neighborhood. I bought my house
in a residential neighborhood. I,
didn't buy it Downtown. I didn't
buy it to live next to hotel. I
currently live next to two hotels.

Revolving door; one person in, one person out. Actually six people in, six people out, three cars on the street.

It's destroying the fabric of our community. I have seen countless units around me go the way of having been full-time rentals for people that worked at the hospital, people that worked at San Simeon and, yeah, you know what, if you pay a million point two or a million point six for that house, you're not going to get the rent at any kind of an affordable rate. It's driven the price up because people buy it because they say, oh, I can get \$1,200, \$1,500 a night rent. I don't want to live in a Business District. If I did, I would have bought Downtown.

So I guess I feel like I have to speak for the people that aren't

here because I know there's a lot of people in this community that feel the same as me. And I, frankly, have been very outspoken since the very beginning of the existing code that I wanted a flat ban on the these. I'm willing to live with this. It's a middle ground to me. It doesn't really thrill me. You know, at least one of the houses across the street from me will remain a bed and breakfast.

And I want to be quite clear, John, this allows for a lot of capacity at bed and breakfasts of short-term rentals in this Village. If you own more than one house and you want to short-term rental them, it doesn't allow that, but that's clearly an investment play. Multi-family, I think the Village Board discussed that at a meeting that I was at. I think their view was multifamily is -- the reason

we allow multifamily, which is, by the way, requires Planning Board consent for any multifamily in the Village, is to create full-time, year-round housing, not to create investment income for owners.

So I just, as I said, felt like I needed to speak up on behalf of the people that aren't here that I know feel the same way that I do and I've really felt it this summer. My neighborhood has changed. And honestly, it doesn't -- I bought here because it was a community, it was a year-round community. There were people that lived here. I knew my neighbors. I knew when somebody -- I mean, you know, a couple years ago we were away and the postman got concerned because our mail wasn't being picked up and the neighbor like reached out to me to find out where we were. That's the community I want to

live in. Thank you for listening.

MAYOR STUESSI: Thank you.

DEPUTY MAYOR BRENNAN: Thank you.

MR. WINKLER: My name was mentioned. Can I have a rebuttal?

MS. HAMMES: I didn't mention you. I mentioned John Kramer.

MR. WINKLER: Oh, I thought you said me. You said John.

MS. HAMMES: But I think the public hearing is still open, so I'm sure you can still speak.

MAYOR STUESSI: You're welcome to go speak if you'd like to.

MR. WINKLER: John, 5th Street. John Winkler, 5th Street. It's interesting that she mentions a code that hasn't been enforced either. The bed and breakfast codes, they're not enforced either by the Village. People were getting away with murder there. The problem is the enforcement, okay?

The neighborhoods would be better

if there's a legit short-term rental following the rules, okay, as laid down by the Board and the previous -- and the code that's in effect now. If the Village had enforced the 14-day rule, then with the other properties that weren't under the code, that was not following the code, you wouldn't have that problem. You wouldn't have five homes with people walking in every weekend because those homes are not occupied.

Short-term rentals were owner-occupied you could do. That was the only people that could do short-term rentals, if you were owner-occupied. Now you're taking that away because now you want residency, you want domicile, you -- it's not the fault of the renters, the landlords. You're letting them get away with it is the problem. If you had managed

that code law, it would not have been the Wild West that it has been. That's all you got to do.

And if you could find a building inspector that's going to do all this work, you're going to have a to have a whole division just for short-term rentals just to keep the enforcement. You're not going to be able to do it and people are going to break the rules because nothing's going to happen. That's what happened to the last code.

So if you can't figure that part out, then it's never going to change. Don't blame me for having a short-term rental when I'm following the rules that was put forth by this Board. Okay? Don't blame me. You didn't want to move into a -- you didn't want to move down to the Village area, you want to be -- this is what was permitted by the Board, by the Village. Some

people followed that rule, me. I know I did, okay?

My neighbors -- I've have no problems with my guests. I'm there all the time. I don't rent when I'm not there. People that come, kids that come are like oh, my God, we didn't know this guy was here. When they start coming in at 4:00 in the morning, I said, no, no, no, no. I got cameras all around the house. Nothing's happening that I don't know about. I followed the rules and now I'm going to get punished for it. I don't know why.

This parking is unbelievable. I'm just, I'm amazed. Follow your own laws. Enforce your own laws. People, just like the parking, nobody's enforcing it, so people ain't paying it. Don't you get it? Thank you.

MAYOR STUESSI: Thank you.

Is there anybody else that would like to speak on the rental code?

MS. WADE: Randy Wade, 6th Street. I want to applaud you for trying to hard to keep working on it. And my neighbors are going to fall under this and be fine now when they rent part of their house and it's not a problem.

And I agree about the parking, I think that there should be an easy way for people to appeal it and, you know, make sure that there's going to be enough on-street parking in that neighborhood and give them an easy relief and then John would be able to rent his house.

And I think you guys will figure out a way to turn it into a two-family so that you'll qualify or something. I think you tried really hard and I appreciate what your goals are.

MS. GORDON: Hi. Dinni

Gordon 152 6th Street. As many
you of you know, I'm the head of
the new Housing Committee for
Greenport. And I wasn't going to
say anything this evening because
I think we need more time to deal
some of the details. I think this
is, in general, a good, reasonable
compromise kind of project that
has several options for people who
want to rent sort term.

But I also -- what I wanted to
do is to put this in a little bit
of context with some data that one
of our members, Yan Albaladejo,
who's now back at NYU, a wonderful
fellow who did a lot of work doing
research on housing this summer,
some of the data he put together
comes from AirDNA, which is a
platform that tracks rental data
for owners, reporting market
competition for people in the
business, plus some income data

that I've generated and that he also found in the census.

And we -- I guess the main -- you all know that there are a lot of short-term rentals in the Village and they are not all people like either of the Johns whom we have spoken to -- who have spoken to us this evening.

Over 90 percent of the short-term rentals reported on the AirDNA platform, over 90 percent are renting whole houses. How many of them are owner-occupied for most of the year? Probably very few. We don't know, but by definition, a house that is rented short-term rental for the summer season is not available for full-time occupancy.

I guess my perspective is not so -- I mean, I'm concerned about the quality of the neighborhoods that have short-term rentals that are where people are not behaving

very well and I certainly agree that it's going to be very difficult to find affordable solutions to this.

But overall, we need to think about the supply, the supply of housing in this Village, which is very much diminished by a number of factors, but also by the existence of so many short-term rentals.

Since this data from 2023 record that about -- say that -- suggest that about a third of the Village's 1,442 housing units were unoccupied in 2023 with some for rent or sale, but 59 percent reserved for seasonal, recreational or occasional use; therefore, unavailable for permanent residents.

It's also an interesting finding that there's a big gap in the profits of the top 20 percent of short-term owners -- sort term rental owners. And the rest, it may be just the top 20 percent of renters are

short term more often than others,
but it may also reflect the
concentration in ownership of
rental properties.

Twenty-eight parcels are owned by
one company. This is not -- this
is not your neighbors. And there
are other multiple owners. Short-term
renting is not just funding the
mortgage of part-time Village
residents. So I'm really talking
about the perspective of supply.

As you think about restricting
short-term rentals, please remember
that their popularity is one of
the things has spurred the huge
increase in house prices and,
therefore, effected not only the
availability of houses for rent
and for sale, but also the ability
of people to afford to live here.

When I looked at recent demographic
information on Greenport, I found
that almost half of the households,

44 percent, just below the median income. That is households. Not individuals, but households with incomes of \$50- to \$75,000 a year. I found that almost half of the households just below the median income, units without a mortgage, were paying 30 percent or more of their of income on housing. And I think most of you know that the HUD definition of being housing -- having a housing problem is that you are paying more than 30 percent of your income.

So we have to keep thinking about some measure of affordability. We don't know what it is at the moment, but we also have to think about the larger question of supply and how we can be a balanced community with such a limited supply of houses -- housing that is available to all of us. So, thanks.

MAYOR STUESSI: Thank you.

(Applause.)

MR. KRAMER: Can I say something?

MAYOR STUESSI: You're welcome to speak again.

MR. KRAMER: John Kramer, 138 Central Avenue. So you said the median affordable is \$55,000 in the Village?

MS. GORDON: No.

MR. KRAMER: The income is --

MS. GORDON: It's 70 -- actually, the median household income last year in the Village was \$79,000, but if you take group just below that, and that's a lot of people.

MR. KRAMER: Right.

MS. GORDON: \$50- to \$75,000.

MR. KRAMER: How much?

MS. GORDON: 50 to 75.

MR. KRAMER: 50 TO 75, so say 60,000, right? 30 percent of 60,000 is how much?

AUDIENCE MEMBER: 18,000.

MR. KRAMER: 1,800?

MS. GORDON: Yes.

MR. KRAMER: \$1,800 a month
is an affordable rent in Greenport.
Now, I have an apartment for rent.
When I got my CO for three
short-term rental's --

MAYOR STUESSI: John, can you
address the Board, please?

MR. KRAMER: When I got my CO
for the three short-term rentals,
when I built that, I put so much
money into it, there's no way I
can rent for \$1,800 a month. Now,
had I been told that I had to rent
affordably, I could have cheaped
it out and found another place to
live and I could have put up
something, maybe, that would be
affordable. But those are two
different projects.

MAYOR STUESSI: Do you have
any other projects on the proposed

code specifically?

MR. KRAMER: So my point is, playing with short-term rentals is not going to solve her \$1,800 a month need unless --

MS. GORDON: That was their money, not mine.

MR. KRAMER: Unless --

AUDIENCE MEMBER: Do the math.

MR. KRAMER: -- unless the Village comes up with a subsidy for the rent or a subsidy for the contractor to build. That's the only way. That difference between market and \$1,800 takes a government subsidy. That's the only solution. And no one in the United States of America, in my research, has solved that without a subsidy.

DEPUTY MAYOR BRENNAN: John, I have a question just to clarify a point.

MR. KRAMER: Yeah.

DEPUTY MAYOR BRENNAN: Did you say that you have a C of O for a short-term rental?

MR. KRAMER: I have a three family. I have a CO. I built it as a short-term rental. The Village knew I was building a three-family, short-term rental. It was a short-term rental with three families until I moved into it. Now I only rent two to one couple at a time.

DEPUTY MAYOR BRENNAN: You have a CO for a three-family home?

MR. KRAMER: I have a three family. I have a CO. I was permitted to build a short-term rental. I got my rental permits the same time I got my CO. So you gave me three permits for short-term rentals.

DEPUTY MAYOR BRENNAN: Thank you.

MAYOR STUESSI: Is there anybody else that would like to

1 speak this evening?

2 MS. RIVARA: Karen Rivara,
3 628 Carpenter Street. While we're
4 talking economics, one other
5 concern that I have with the
6 short-term rentals is that pretty
7 much every house that I see
8 transition is being bought and
9 converted into a short-term rental.
10 Some of them are two units being
11 rented out for short-term rentals
12 with no full-time resident.
13

14 If that market gets saturated and
15 we have a recession, I think that
16 we will see people who have spent
17 a lot of money on houses in Greenport
18 not being able to make their note
19 because we're in a recession, people
20 are not going to spend huge amounts
21 of money to come to Greenport and
22 stay in Airbnb. And, you know, I
23 just think that that is also something.

24 There's got to be a balance
25 between these rental properties

2 and residents, full-time residents,
3 in the Village as Trisha mentioned,
4 because it's not tenable for us to
5 have to see our neighborhoods change
6 and then potentially if there's a
7 recession look at a pretty depressing
8 picture down the road. Thank you.

9 MAYOR STUESSI: Thank you. Is
10 there anybody else who would like
11 to speak on the subject this evening?

12 (No response.)

13 MAYOR STUESSI: Would somebody
14 like to make a motion on the Board
15 to keep this open?

16 TRUSTEE ROBINS: I'd like to
17 make a motion to keep this public
18 hearing open.

19 DEPUTY MAYOR BRENNAN: I'll
20 second that and just ask for a
21 brief discussion. I want to thank
22 everybody that's come tonight to
23 make comments because these comments
24 are really critical to us trying
25 to get this right and our job is

to listen to you folks. And we heard different opinions here. I don't necessarily agree with everything I heard, but you should all know that I do take your comments seriously. So thank you, again, and thanks for the other folks who came to listen, even if they didn't make comments tonight.

MAYOR STUESSI: Thank you. I think it's a good point to make too that, again, there's been a lot of work, a lot of consideration and we've spent a lot of time listening to the public over the last 24 months about this.

Greenport currently has the most liberal short-term rental code of the entire eastern end. We do need to make corrections to it. There are areas that need to be fixed, which we have worked with legal on. We could very easily shorten this document to four pages, but

it would mean establishing a minimum of either two weeks or 30 days, which is what every single other community on the eastern end has.

We are proposing, again, something that's very liberal, but it requires a lot of language. We've heard some comments from a couple individuals whose residency is out of state. As the Deputy Mayor said, these are things we will all consider. People who have had permission for a while. But trying to find that balance is what we are charged with because there are folks, as a few identified, who are concerned about what's happened in their neighborhood. And we have sent code enforcement to look at some and there's some that people complain about that are fully legal rentals right now as it is.

So what we are trying to do is

create something that can actually be managed and it will -- it does take a number of pages in order to do this. There's significant caselaw, not just in the State of New York, but throughout the country, and we have to make sure that we develop something that will hold up.

Would anybody else from the Board like to say anything?

TRUSTEE PHILLIPS: I just would like to thank everyone that came out tonight and I would really -- would really encourage, if you have friends who are short-term renting or who have problems with it in the community, to encourage them to come to next week's Board Meeting to encourage more input onto the records.

What I'm hearing is -- and I really would like to hear dealing with the short-term rentals. The

affordable housing situation,
that's really a separate topic
that is getting clouded into this
and I would really like to hear
about the short-term rental, the
quality of life and how we, as a
Board, need to start enforcing or
getting our building department up
to speed as soon as we can
continue. Creating a code without
any type of enforcement capability
really means nothing.

TRUSTEE DOUGHERTY-JOHNSON: I
don't think -- I don't have
anything to add except to say
thanks. I'll look forward to
hearing everyone next week.

MAYOR STUESSI: All right,
call a vote for the extension to
next week, keeping it open.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion carries.

The next item we have this evening -- oh, I'll let some folks excuse themselves. Thank you for being here.

TRUSTEE PHILLIPS: Patrick, did you second that?

DEPUTY MAYOR BRENNAN: I did.

TRUSTEE PHILLIPS: Okay, thanks. I'm just making notes here, that's all.

MAYOR STUESSI: I wanted to thank both Dinni and Betsy who are part of the Affordable and Workforce Housing Committee. Betsy, I believe you're speaking this evening on behalf of the committee?

MS. GERTZ: Yes.

MAYOR STUESSI: If you like to approach the podium.

Very much want to thank the

committee that has come together over recent months to study this very challenging issue that was brought up in the last segment related to short-term rentals.

This is obviously a very important subject. In the last four years there have been only been a total of six affordable units built in the entirety of Southold Town in the Village of Greenport. All of those were built in the Village of Greenport. There were five units over at 123 Sterling and one Habitat for Humidity house that was built in the Village.

Clearly there is more work that needs to be done. We've discussed this in prior meetings. It's important to note that the average Village salary, as I've shared before, is \$55,000 year over our full-time employees of just over

40 employees.

We have a very small number who are homeowners. Most folks rent and they live day-to-day and they're at the mercy of dealing with their landlords. We need to find some solutions.

We have a wonderful grant opportunity that the Village Board voted in favor of submitting and we have requested of this committee to come with some properties to submit.

And with that, we'll turn it over to you, Betsy, so that we can get off that letter to the Economic Development Department of the State.

MS. GERTZ: Thank you. Betsy Gertz, 218 6th Street. I am here speaking tonight on behalf of behalf of the Housing Committee and I want to just say, I believe the Village is committed. And we all agree that affordable housing is a crisis at this point and I

believe the Village is committed
to finding solutions for that.

This Housing Committee is part of
that and we are working to find
ways and means to find, create,
develop affordable housing.

I am here to follow-up actually
on an appearance we made last month
and I am going to read into the
record, if you don't mind, a letter
that was previously submitted to the
Board. So, good evening, everybody.

In July you passed a resolution
approving the submission of an
application for technical assistance
from the Long Island Forward
Housing Program. In taking this
step, you acknowledged the
Village's need for evaluating
possible sites for multi-family
housing on underutilized property
located close to Downtown and to
transit options.

In August, at the Board's

Regular Meeting, this committee urged alacrity in submitting the application and said we would return with a list of sites that we think should be under consideration for analysis. The Committee has identified several properties to submit with the application.

What we understand was that each of these sites identified may have issues as to suitability. If that were not the case, we probably wouldn't need to go seek the technical assistance from the Long Island Forward Program. But we think that new technologies and smart planning can address some problems and that part of this exercise is to find out how important they are.

We are also aware that owners of private properties under consideration may have reservations about allowing

state experts to examine current uses and conditions. It is accordingly important to remember that this program does not commit the property owners act on the analysis or recommendations offered. It simply provides assistance to the Village in thinking about how best to use the land and assess the appropriateness of potential sites.

The committee has currently identified the following sites for consideration:

The road crew property, west of 6th Street, south of the Long Island Railroad tracks;

The Op Shop building, Main Street and northwest corner of South Street and;

314 1st Street, also known as Heather's Place building and lot.

The assistance of the Long Island Forward Program may also help us identify additional

properties that are suitable and feasible. A great deal of groundwork has gone into the submission with consideration of a number of other sites not mentioned, which are either clearly unavailable or otherwise may be outside of priorities of the Long Island Forward Housing Program.

We hope that in the future the Village will take the initiative to assess some of these other properties as suitable for developing the housing that we so badly need. For now, we urge the Village and the private property owners of the sites described above to provide the letters of support required for the Long Island Forward Housing Program application. Since the Board has already passed a resolution to allow this application to proceed, the process should be simple and

straightforward. Thank you for
hearing us.

MAYOR STUESSI: Thank you
very much.

(Applause.)

DEPUTY MAYOR BRENNAN: I have a
question about this. Who is supposed
to reach out to the property owners?

MAYOR STUESSI: The committee
has met with a number of property
owners. I joined them for one of
the meetings and I believe everything
that they have listed -- were you
going to --

MS. GERTZ: Sorry.

MAYOR STUESSI: I believe
everything that they've listed are
property owners that are agreeable
to moving forward. As I understand,
there may have been some other
properties that the committee met
with who weren't ready to submit.
Obviously the one property on
there that's the Village-owned,

which is the 6th Street Roadhouse buildings, we are.

DEPUTY MAYOR BRENNAN: Right, sure. Okay, thank you.

MAYOR STUESSI: All right, with that, we will turn it over to the Deputy Clerk. This evening, I just want to make mention for the public that Village Clerk Candace Hall and Village Treasurer Adam Brautigam are both up at the NYCOM Conference. This is the New York Counsel of Mayors Conference, which offers a wonderful selection of classes and seminars on different things that apply to Village management.

It's a great opportunity the Village Board had approved for both of them to attend to learn more and also make additional contacts within the network of villages in the State of New York.

So tonight we have Deputy Clerk

Jeanmarie and Deputy Treasurer
Jake. So, Jeanmarie, you're up
first. Thank you.

DEPUTY CLERK ODDON: Good
evening, everyone. Village Clerk
Candace Hall, she had put her
report together well before she
had been going up to the NYCOM
conference and I know that she
circulated it to everyone and the
Board and the attorneys well
before she left and I know she
addressed some things individually.

So I really don't have anything
to add. There was no add-ons this
week of any last minute. So the
overall announcements is:

The Greenport Fire Department
will conduct the Annual Hydrant
Testing on Sunday, October 26th.

Village Hall be closed on Monday,
October 13th in observance of
Indigenous People Day and Columbus
Day.

We did really well with the deer management. Fifteen permits were issued. We did the first come, first serve --

MAYOR STUESSI: Excuse me, Jeanmarie. John, if you guys want to talk, would you mind going outside? We're just hearing it over her.

AUDIENCE MEMBER: I'm sorry. I'm sorry.

MAYOR STUESSI: Thank you. No problem.

DEPUTY CLERK ODDON: Thank you, Mayor. So, yeah, we had a really good turnout. The hunting season will begin October 1, 2025 through January 31st of 2026. It's -- basically it's only archery as the deer management tool.

And we also, the Village of Greenport logo was revised to increase the clarity of the logo and to offer options for various

administrative purposes.

TRUSTEE PHILLIPS: Jeanmarie,
can I just stop you for a moment?

DEPUTY CLERK ODDON: Sure.

TRUSTEE PHILLIPS: Who
revised the Village logo and was
the Village Board received a copy
to confirm, because that is
something that needs to come to
the Board?

TRUSTEE DOUGHERTY-JOHNSON: I
can speak on that if you want?

DEPUTY CLERK ODDON: Yes,
because I know we did revise it
because the one that I remember,
originally that we used, when I
first started here at the Village
to create the website, we didn't
have a decent logo at that time,
so we took whatever we had to make
it and that's what stuck there.
And it was out of shape and out of
alignment, but, yes, Lily --

TRUSTEE DOUGHERTY-JOHNSON: I

just wanted to clarify because I was involved. It's the PRMG, the website management company.

DEPUTY CLERK ODDON: Yes, PRMG.

TRUSTEE DOUGHERTY-JOHNSON: So it's not a change, really a change. Like it looks exactly like the logo that's on the letterhead. It's just to clarify. If you look on the website, that logo looks like very fuzzy, weird, not clear.

TRUSTEE PHILLIPS: So it's not a revision.

TRUSTEE ROBINS: It's not a revision. It's not like a new --

TRUSTEE PHILLIPS: -- it's updating it on the website.

TRUSTEE DOUGHERTY-JOHNSON: Exactly, and I think they were talking about different color. I mean, again, it's going stay green and all, but like just --

DEPUTY CLERK ODDON: Yes, the

color.

TRUSTEE DOUGHERTY-JOHNSON:

-- if we were going to get things printed like having the exact right color so we could use it for the printings.

DEPUTY CLERK ODDON: So the letterhead matches the website, because right now the website is dark green and our letterhead has always been light green.

TRUSTEE DOUGHERTY-JOHNSON: Yeah, so it's not really much of a revision; it's just a --

TRUSTEE PHILLIPS: Okay, and the option for various administrative purposes?

DEPUTY CLERK ODDON: Different sizes. She has samples, I believe, in her -- yes, there's samples in her report.

TRUSTEE PHILLIPS: I know, yeah, I saw them.

DEPUTY CLERK ODDON: It

depends on -- you know, I know like the letterhead we have more of -- it's more this style. And then, you know, some of our vehicles, you know, it depends on the age of the vehicle and the logo. Some vehicles have it where it's a dark green, some have it as being this on white vehicles with the green.

TRUSTEE PHILLIPS: Alright, so it's not changing the logo, it's just --

DEPUTY CLERK ODDON: No.

TRUSTEE DOUGHERTY-JOHNSON: I'm happy to share the images with the Board that I have. I mean, they're basically that.

MAYOR STUESSI: The term is camera ready artwork.

TRUSTEE DOUGHERTY-JOHNSON: Yeah.

MAYOR STUESSI: We didn't have camera ready artwork that could be utilized in multiple

applications and so --

DEPUTY CLERK ODDON: Yes,
because we don't have that many --

MAYOR STUESSI: -- PRMG made
the correction so we can utilize
it on stationary, the website --

TRUSTEE DOUGHERTY-JOHNSON: Yeah,
and it really all came out of the
website design so that,
eventually, when we do redo that,
that logo will look clear like all
the other ones, not the poor
quality one we have.

DEPUTY CLERK ODDON: Yeah.
She definitely put here that it's
just to -- revision of the logo to
increase clarity. It wasn't a
revision of anything else. It was
just the clarity and I can attest
to that.

TRUSTEE PHILLIPS: That's
fine.

DEPUTY CLERK ODDON: Okay.

TRUSTEE PHILLIPS: That's

okay. It's just the terminology
threw me off.

DEPUTY CLERK ODDON: Okay,
that's fine.

Okay, so moving forward, we have
our annual solicitation of the
bids for the tree and stump
removal services. We're going to
be hiring a Mr. Nunez, I can't
pronounce his first name, as a
full-time laborer for the Village
road crew. That's going to be
effective on September 15th.
He'll be full-time.

We're also as, Patrick -- Deputy
Mayor Patrick Brennan mentioned
earlier, we have the resolution
for hiring Sue Ann Kostal for the
full-time administrative aide for
the fire department. That's
effective September 29th.

And also the resolution for
Helen Reiss as the part-time office
assistant effective September 29th.

The next one we have is to authorize the transfer of Jarred Lewis from part-time recreation aide to a full-time custodial worker 1 effective September 22nd.

And the other one is discussing the resolution to approve the contract between the Village of Greenport and Granicus to implement the new meeting management software, which is PEAK. And she has it outlined in here. I'm not going to go through all the details, but she did provide all the explicit details concerning the contract. Feel free to look it over. If you have any questions, you can e-mail both of us and we'll get to get to your questions.

And on the final note, we have a public assembly permit application received from Cliff Harris on behalf of the fire department for their Annual Parade of Lights and

2 Tree Lighting. The proposed date
3 is Saturday, December 6, 2025;
4 rain date of Sunday December 7,
5 2025 between 4:30 p.m. and 7:30 p.m.

6 Does anyone have any questions?

7 TRUSTEE PHILLIPS: The
8 Greenport Fire Department is doing
9 their annual hydrant testing.
10 Will the clerk's office be working
11 along with the Board of Wardens on
12 getting that well publicized so
13 everyone is aware of it --

14 DEPUTY CLERK ODDON: Yes.

15 TRUSTEE PHILLIPS: -- like
16 we've done in years past?

17 DEPUTY CLERK ODDON: Yes. We
18 have, in our pending to do, a
19 legal notice in the Suffolk Times.

20 MAYOR STUESSI: Well, and this
21 is something that Trustee Lily
22 could include in the newsletter of
23 course too.

24 DEPUTY CLERK ODDON: Oh, that
25 would be lovely.

TRUSTEE DOUGHERTY-JOHNSON: Yeah.

DEPUTY MAYOR BRENNAN: Yeah,
and on the Village website.

MAYOR STUESSI: Yep.

TRUSTEE DOUGHERTY-JOHNSON: Yeah.

TRUSTEE PHILLIPS: I would start
now because every year we have
the, I didn't know, when it happens.

DEPUTY CLERK ODDON: Yes.

TRUSTEE PHILLIPS: And on the
Granicus, what is the monthly fee
for that? I didn't see it, unless
I missed it in here. Do we know
what the monthly fee is for that?

DEPUTY CLERK ODDON: This is
-- basically, this is the new
contract to move forward with
migrating all the data, the video
over onto the new system with PEAK.

TRUSTEE PHILLIPS: Okay.

DEPUTY CLERK ODDON: I don't
know if we have a monthly fee yet.
She may have had that --

MAYOR STUESSI: I thought Candace

or Adam had sent something through
to the Board saying --

TRUSTEE PHILLIPS: I did too,
but I don't remember.

MAYOR STUESSI: Yeah, I don't
see it in the package, but I do
recall --

DEPUTY CLERK ODDON: I think
she did because she and Adam did
an amazing job going through all
the nuts and bolts as we'd say.
We really doubled down on the cost
and how to keep it as cost effective
as possible.

It's a great new system. I'm
looking forward to working with it
since I've been working with the
IQM2 system. That was much nicer
than when we had in the beginning
when I first started, but this is
going to be amazing. It will
allow for so much more capability
and digital capability electronically.
So we're looking forward to moving

it to a new platform.

TRUSTEE DOUGHERTY-JOHNSON: There is an annual fee in there per year of \$5,000.

TRUSTEE PHILLIPS: Yeah, there is an annual fee of \$5,000, that's what I thought. But we also have a monthly from them, that's why I'm asking.

DEPUTY CLERK ODDON: I'm sorry, Mary-Bess, I didn't hear that last part.

TRUSTEE PHILLIPS: I said there is the annual fee, but the monthly fee on the abstract, that's what I was looking for.

DEPUTY CLERK ODDON: I think that one, because one of them is 374 and the other one is 305 or -- monthly. I get the civic streaming confused with that.

TRUSTEE PHILLIPS: That's alright. That's fine. I just want to make sure it's...

DEPUTY MAYOR BRENNAN: It looks like they're just annual subscriptions. So you think there's -- would you just divide by the 12-months. Are you looking for a monthly?

TRUSTEE PHILLIPS: Well, we have a monthly fee from Granicus or it's probably through PRP -- PMRG (sic), I believe.

MAYOR STUESSI: Yeah, that's our -- PRMG we have a monthly fee.

DEPUTY CLERK ODDON: Yeah, PRMG is about \$405, I think, right now monthly.

TRUSTEE PHILLIPS: Okay, but the annual fee for this is \$5,000. But I'm just wondering if there's any other fees. That's okay. We'll find out when it gets in the wash.

DEPUTY CLERK ODDON: Yeah, or if you'd like, feel free to e-mail both of us and, you know, we will

get your --

MAYOR STUESSI: Let's just ask Adam to clarify. My recollection is there's only an annual fee for Granicus and a then the monthly fee Trustee Phillips is referring to is PRMG, which is our website manager who also makes all the updates to the website and posts agendas, etcetera --

DEPUTY CLERK ODDON: Yes.

MAYOR STUESSI: -- when requested.

DEPUTY CLERK ODDON: Yes.

MAYOR STUESSI: Any other questions for the Deputy Clerk? Julia?

TRUSTEE ROBINS: No, I'm good. Thank you, Jeanmarie.

DEPUTY CLERK ODDON: You're welcome.

MAYOR STUESSI: Okay. Jake?

DEPUTY TREASURER CAMPO: Thank you, Mr. Mayor. Good evening,

everyone. I have no resolutions this evening, so I'll be moving right along to utility building. Utility billing is on time.

Now I'll get to my talking points. I was asked to report on the Recreation Department financial status this evening. When the budget was put together, the treasurer stressed that our recreation revenues would likely be lower than previous years. And what we're seeing now is that revenues have come in even lower than those already cautious projections. The following totals are as of September 1st:

The carousel is down 35.5 percent from last year, the carousel revenue.

The marina revenue is down 11 percent from the previous fiscal year.

The Mini Railroad revenue is down 17 percent from the previous fiscal year.

This is our first year with the paid parking and so far we have booked \$85,000 in revenue.

And the McCann's Campground is up 8 percent in revenue as compared to last year. We believe adjustments will be necessary moving forward, particularly the reduction in general fund spending whenever possible.

The treasurer will be providing estimated general fund revenues and expenses for the upcoming winter season to the Board for specifics.

Next I will move on to talking about the electric car charger in the Village. The treasurer has worked on putting together a brief report on SynergEV comparing them with other EV companies in the same field. He researched Blink Charging and Greenspot.

SynergEV stands out for reliability

with a 99 percent success rate -- success charging rate and proactive AI monitoring compared with competitor's frequent outages. It also offers 24/7 support, unlike others with slower, unresponsive service. While not the largest network, SynergEV runs 1,000-plus chargers across 34 states and is expanding with few complaints.

It's app is praised for ease of use whereas competitor's apps are often unreliable. While there are other companies in the market, the Village already has a contract with SynergEV in place through August 2026. That means they're our current partner and are contractually responsible for service during this period. If the Board wishes to look further into other EV providers, it may stall this project for a year.

The treasurer's recommendation is

to continue with SynergEV on the replacement of these EV chargers. With the revenue received from the current chargers not adequate to fund another unit, these new charges will be owned and operated by SynergEV with the Village billing them directly for their electric usage. This would release the Village from operating and maintenance expenses while still giving the public the availability to charge their vehicles.

That concludes my talking points. I'll move on to significant collections.

Rents collected in August 2025 was \$93,672.43 and the property taxes collected through August 2025 was \$1,343,589.82.

This represents 94 percent of our tax receivables.

As far as significant payments, we received the newest NV-5 invoice totaling \$180,134.59. The

treasurer believes there will be
at least one more invoice related
to the North Ferry Project after
this one.

The rest of my report is
attached. Let me know if you have
any questions. Thank you.

TRUSTEE PHILLIPS: I do have
one question, Jake, and it was on
the abstract. There is a bill
from excav (phonetic) services for
the Central Pump Station. I'm
assuming that that's something
that I probably should be asking
the Mayor about unless the
treasurer is a little more
informed as to the \$11,000 payout.

DEPUTY TREASURER CAMPO:
Gotcha. That is something that
the treasurer was working on
independently, so I can have him
get back to you on that.

TRUSTEE PHILLIPS: Okay.
Well, it's just I see that the

Central Pump Station, which is relatively new, was having some major issues here with pumps according to the invoice.

MAYOR STUESSI: Yeah, they had a number of clogs in there that they were dealing with and had to replace some parts inside of it as part of that. One of the things we are continually facing in the Village, which may be something we need to find a method to better address with some of the commercial tenants, is larger things that end up in the sewage pipes. And what happens is there are towels and other things like that that get into the system and then cause clogs that we have to then deal with.

We actually just yet jetted everything in the Downtown District over the last week in order to be prepared for all of the increased

business this year with Maritime Festival over the weekend. And as some of you may recall, there were a number of significant clogs in the Downtown District during the Maritime Festival last week.

DEPUTY MAYOR BRENNAN: I do.

MAYOR STUESSI: Pardon me, last year during the middle of Maritime Festival. The team was extremely responsive and dealt with that at the time, but wanted to be proactive and double check things, of course, after the busy summer season.

But this is a continual thing and we are discussing how we best might possibly communicate to some of the commercial businesses. You know, I've worked in a lot of restaurants and I honestly don't know how a towel manages to get into a drain without somebody doing it on purpose.

TRUSTEE ROBINS: Yeah, maybe some kind of a note along with their utility bill would be something that we could do, you know, to access getting the word out, you know, no towels down the drain.

TRUSTEE PHILLIPS: Well, I do know in the past Peconic Landing has had reminders --

TRUSTEE ROBINS: Have they?

TRUSTEE PHILLIPS: -- to be cautious, and San Simeon to be cautious what they put down because it does come through the system and clogs. But I also see on the bill here that they must have looked at some other locations. So I will -- because they have the 6th Street Pump Station is on here as well and the other one, so I'm assuming they must have checked those while they were here.

MAYOR STUESSI: Yeah, they have been very much proactive with all of the pump stations and, of course, we have aging infrastructure that they've been dealing with.

On this subject, the light plant, you won't see anything on here yet, but that large part that we were waiting for that had to be remanufactured for the generator, did actually arrived today, as a matter of fact, and was delivered to the light plant.

We have confirmed staffing from Golden (phonetic) to arrive on Monday to install it. This was the piece that had, as the Board is aware, had to be remanufactured because we weren't able to source one because of the age of the generators. And, you know, we've been successful many times in the past sourcing things, but, you know, it's one of these things

that, at the age, if there are no more available, it has to be fresh, which is what was done.

And so the team is going to be here. They believe they'll be able to complete the work within 72 hours. They arrive Sunday night. They'll be working Monday through the next day in order to install the piece and get that generator fired back up.

TRUSTEE PHILLIPS: But could I go back to the sewer for a moment?

MAYOR STUESSI: Yes.

TRUSTEE PHILLIPS: A couple of items is the -- and I know that I've asked for it and some of the other Trustees -- the final sewer report that we did for the moratorium, are we going to receive that hopefully by next week before the Regular Board Meeting?

MAYOR STUESSI: Yes, I believe we will and then we also

have some additional work that is being looked at right now at the main sewer plant, which we don't necessarily know yet what some of the issues are, but they're taking a look at it and we have somebody coming to take a look at that next week.

TRUSTEE PHILLIPS: Well, one of the suggestions that I would like to make for next month's Work Session, hopefully having that report, is that we need to start dealing with shovel ready projects so that when the New York Environmental Fund comes up with money that's available or even some other grant money, that we, as a Board, need to start moving forward on that.

That's an asset that we need, not only for currently taking activity, but in any future development outside the Village

for any type of housing or any other type of projects. We need to get back on track with that.

MAYOR STUESSI: Well, and that's going to be something that's important for us to talk to the Town about as well when we have our next meeting that, obviously, was rescheduled relative to CPF and Community Housing Fund, but in particular the CPF relative to water quality because there is -- obviously, those funds are being used in other municipalities, as you're probably aware of more than anybody --

TRUSTEE PHILLIPS: Yes.

MAYOR STUESSI: -- Trustee Phillips, because I know the Village had made an effort and it was turned down by the Town some time ago --

TRUSTEE PHILLIPS: Right.

MAYOR STUESSI: -- and we, very much, want them to adopt that because that would be ready funds that we can tie into.

TRUSTEE PHILLIPS: But I do know that my colleagues on here have asked for that copy of the report and I think it needs to get to us as soon as possible, the sewer report.

DEPUTY MAYOR BRENNAN: Is something holding it up?

MAYOR STUESSI: I don't think so. I will follow-up again. They were adding in a few other things relative to some of these newer challenges that they found. The one thing that they were originally going to include was this USGS survey, which has been done over the past 24 months.

It's not ready yet, so that's not being included. We have a call next week to get an update on

that. Supposedly the draft is being prepared. The moment that it's shared by the USGS, we'll share that with the Board and the public as well, but they have delayed that yet again apparently.

TRUSTEE PHILLIPS: Well, as I said, I think I'm as excited, and our colleagues are, to read the report so that we can start moving forward on stuff that needs to get done. So I'm looking forward to, hopefully, getting to read it before next week, maybe, hopefully.

DEPUTY MAYOR BRENNAN: Yeah, even if it's not final, final --

MAYOR STUESSI: Yeah, I'll ask them to --

DEPUTY MAYOR BRENNAN: -- we'd like to have the most current draft.

MAYOR STUESSI: -- send the revised draft.

TRUSTEE ROBINS: Yeah, we've

seen the draft once, but --

MAYOR STUESSI: Yeah, but not the revised one.

TRUSTEE ROBINS: Okay.

DEPUTY MAYOR BRENNAN: Just a comment on the pump station, the Central Pump Station challenges with debris in there. Maybe BID could help us get the message out to some of the commercial operators.

MAYOR STUESSI: That's a great idea. They do have their own e-mail list, which would be helpful to, you know, communicate to.

TRUSTEE PHILLIPS: But I also think that we need to provide the wording to them and communicate what we need to get out and --

MAYOR STUESSI: Yeah.

TRUSTEE PHILLIPS: -- not, you know, I don't want -- the communication breakdown that has happened in the past. So I think that's very important. And I

would -- you know, as I said, I think there's a great opportunity for communication between the BID and the Village Board. I just would not like to not like to see -- I would like to see a lot of, you know, communication before things go out and not after the fact.

DEPUTY MAYOR BRENNAN: Good point.

MAYOR STUESSI: Any other questions for Jake?

TRUSTEE PHILLIPS: You survived me.

(Laughter.)

DEPUTY MAYOR BRENNAN: Thank you.

MAYOR STUESSI: Thank you, Jake.

DEPUTY TREASURER CAMPO: Thank you.

MAYOR STUESSI: It's been great having you and your relatively recent promotion was well-earned as I had spoke in a prior meeting.

TRUSTEE PHILLIPS: Adam warned you, didn't he?

(Laughter.)

MAYOR STUESSI: With that, the

Board will be speaking later this evening in Executive Session for an update on the interview process and the short list for Village Administrator resumes. And we should hopefully have an update for the public in our follow-up Work Session, if not sooner.

And then in regards to full-time building department and code enforcement personnel, we were just notified that the list has been published and we are working with Civil Service to canvass for anybody on that.

Other items, we will be getting ready to start work relatively quickly on the replacement of all of the light fixtures within the Village. This is something we've obviously been talking about for quite some time now. And as we had mentioned at the last meeting, the contract was being awarded by NYPA

and they are just finalizing dates.
They needed to get materials in and
we'll start.

There will be very little
inconvenience to anybody throughout
the Village. They will be scheduling
and working very closely with Doug
and team on doing installs based
upon time of day. By example, you
know, not doing Front Street until
it's a quiet time and then, you
know, going on-by-one throughout
all the neighborhoods.

Again, these are the highly
efficient LED lighting systems,
which can be adjusted one-by-one
throughout the Village and, you
know, will be energy efficient, so
we will save on electricity and
also can deal with Dark Sky
Ordinance on any particular ones
that might need to be adjusted
because of tree coverage, etcetera.

As part of that, as I mentioned,

Doug and team are moving forward with the installation of the generator parts next week. The marina is at full tilt for the Maritime Festival this weekend.

Also for anybody that's not aware, the Historic Greenport -- prior Greenport-based ship from New York City, the Fireboat Firefighter is back in the Village of Greenport. She arrived today.

The Village Board voted, in our last meeting, to welcome her from now through Memorial Day of next year with the intent of working with them on trying to find a solution for making this her permanent home base.

As it relates to the bulkheads, we are waiting a very brief proposal. They had edits, which will be on next week's agenda. The Board will have it in advance, hopefully tomorrow. This is for the updated

pricing and the modifications on the schematics for that to go out to bid.

TRUSTEE PHILLIPS: Is that for Mitchell Park Bulkhead --

MAYOR STUESSI: Yes.

TRUSTEE PHILLIPS: Or is that for the --

MAYOR STUESSI: There are two separate proposals; Mitchell Park, plus one over there.

TRUSTEE PHILLIPS: Okay.

TRUSTEE ROBINS: The one by the ferry?

MAYOR STUESSI: Yes.

TRUSTEE PHILLIPS: Okay, because I really would like to put a resolution on for next month.

MAYOR STUESSI: It will be on for next week and we will have it in advance.

TRUSTEE PHILLIPS: So that we can apply for emergency DEC permits to take care of the one

that's over by the Railroad Dock
and the ferry?

MAYOR STUESSI: Yes, yep.

TRUSTEE PHILLIPS: Because my
understand is, and just in
thinking through it and asking
questions, is that we would need
to go out for bid for an electric
contractor; that our own Village
electric department can't handle
that particular situation. So I'm
assuming that we would have to
have schematics for that as well?

MAYOR STUESSI: Well, that
would be done in coordination with
MTA and Long Island Railroad.

TRUSTEE PHILLIPS: Okay, well,
my concern, salt water and
electricity do not mix. Sandy was
in October, and I just feel that
that's truly -- I understand the
Mitchell Park Bulkhead. I get
that. The 1.5 million that we
borrowed to do some bulkhead work,

I just would like to express that whatever resolution we put on for next month is of urgency and to get things moving soon after we pass the resolution.

The DEC will give us emergency permits for repair over there and I think that that's a goal that this Board should press for in a resolution for next week. That's my thoughts on it.

MAYOR STUESSI: Agreed. Together with that -- were you going to say something?

DEPUTY MAYOR BRENNAN: Well, the proposals that you're bringing next week are proposals for what, engineering work?

MAYOR STUESSI: For the update to the plans on the Mitchell Park Bulkhead and the new materials on it.

DEPUTY MAYOR BRENNAN: Okay, and a proposal for repairing by Railroad Dock?

MAYOR STUESSI: Correct, yes.

DEPUTY MAYOR BRENNAN: So those are just engineering proposals, those are not repair proposals. So we're not there yet.

MAYOR STUESSI: No. We will be there shortly thereafter.

TRUSTEE PHILLIPS: Well, my concern is we need, on one particular, where the electric volt is, is that there is the possibility of -- because, first of all, if it goes in the water, it's going to deal with the ferry company and the vessels that are at the Railroad Dock, that's one. But it does have the possibility to keep on going up 3rd Street and then keep on going to the plant. If it shorts out a few things along the way, I'm just concerned.

I realize that it takes a lot, but I think this is now we -- we're very urgent with the sewer

issues when we had the breakdown
up by -- going to the main plant.
I just feel that this is -- this
is something that -- that whole
bulkhead, at some point, is going
to fall in.

We have kept people off of it as
much as possible, but if we get
any type of nor'easter or any type
of hurricane with any high tides,
I'm just afraid it's not going to
withstand any longer, you know.

DEPUTY MAYOR BRENNAN: Yeah,
I think that's a real concern --

TRUSTEE PHILLIPS: It's a
concern.

DEPUTY MAYOR BRENNAN: --
because it's lost so much material
there that it's very susceptible.

TRUSTEE PHILLIPS: And then
under the dock, eventually the
dock itself will start separating
because it's been Jerry-rig fixed
over the years.

MAYOR STUESSI: Do you know --
can you share what the history was
with the Village taking over that
lot and all of the responsibilities
for everything over there? I know
that the county was responsible.

TRUSTEE PHILLIPS: Are you
talking about the Railroad section
part of it or the --

MAYOR STUESSI: All of it.

TRUSTEE PHILLIPS: Okay.

MAYOR STUESSI: Because we've
got this odd complication dealing
with the MTA and Long Island Railroad
with all this over there too.

TRUSTEE ROBINS: Well, yeah,
they own it.

TRUSTEE PHILLIPS: Well, we're
tenants. We're tenants.

MAYOR STUESSI: Yeah, but the
county used to be involved. I
remember hearing something from
Supervisor Krupski that they
released it to the Village.

TRUSTEE PHILLIPS: But only a certain portion of it. They released the Railroad Dock situation if I remember correctly. The parking lot is still -- and I'm going to be honest with you, I don't want to misquote and I have to go back and I'll have to pull out everything that I have it on it because there was the original lease that, way back when, the grants were provided down there to upgrade down there and to put the dock in.

And then there was the change when it was the grant originally, the Maritime Museum was supposed to be the police station. Remember, Julia, that it was supposed to be the police station? So then there was an amendment to the lease to allow for the two museums to be on the property, the Maritime and the Railroad Museum.

I believe now the Railroad Museum, at one point, was trying to separate away and they were going to be separate from the MTA. But I would rather give an outline of the happenings and not do it off the top of my head to be honest with you.

MAYOR STUESSI: Yeah, no, if you're able to do that, I think it would be helpful for the whole Board because one of the complications is how the Railroad Dock interacts with MTA property and the Village's responsibility for it. And there's a point at which they are all sort of commingled over there and to the point of the county originally having responsibility for it --

TRUSTEE PHILLIPS: Well, the county originally built the --

MAYOR STUESSI: -- the Railroad Dock --

TRUSTEE PHILLIPS: -- the county originally built the dock. The Village didn't build it. The county built it. It was their design. I didn't agree with it, whatever. But what was happening was getting down to repairing things and there was some issues with the usage. And I think part -- a lot of the problems was the maintenance part of it.

But as I said, once again, that's a lot of memory going back even previous before I even was a trustee. That's going back to 1982 when it was originally constructed. So I really need to go through my file and make an outline for everybody. I think that would be the best way to establish the institutional history about the whole situation down there.

TRUSTEE ROBINS: The history of the property is important, but

at the same time, let's not forget the resolution is the urgency of the situation right now. So we need to get that resolution passed next week to make sure that we can expedite and move on these two projects as quickly as possible. We don't want to face a catastrophic failure of the bulkhead.

MAYOR STUESSI: No, but we also have to deal with the utility issue with Long Island Railroad and where --

TRUSTEE PHILLIPS: Right, well, that's --

MAYOR STUESSI: That's one thing we're having trouble finding is where is that line of demarcation between--

TRUSTEE ROBINS: Okay.

MAYOR STUESSI: -- between the two.

TRUSTEE ROBINS: Yeah, no, understood.

DEPUTY MAYOR BRENNAN: Yeah,

we may not have the luxury of trying to coordinate this perfectly, right?

MAYOR STUESSI: Yeah.

DEPUTY MAYOR BRENNAN: So in any kind of project --

MAYOR STUESSI: No, I agree.

TRUSTEE PHILLIPS: Well, I --

MAYOR STUESSI: Any history you might be able to share will be helpful on this.

TRUSTEE PHILLIPS: Well, I will tell you that then when the county built the dock, there was no electricity or water down to it. The Village added the electricity, which they -- they updated the electrical system for the Maritime Museum.

And at that point, the Illusion and our other boat, the John F. Phillips, and the Kathy and the Margaret Rose, were basically the boats that were using it. So in order to avoid -- to save fuel,

okay, and not to do pollution,
Captain Benny Rose and Captain
Mark Phillips, we paid for putting
the service that goes in. I
believe the Village paid to put
the box in. Okay, that's my
understanding. They had to put
the box in for the Maritime Museum
so the railroad -- that's how that
happened.

Since then, the Village has put
electrical outlets along that for
other boats, but that was the
original -- I believe, that's what
you're looking for. That was --
the Village put that in, not MTA.
So the MTA must have agreed to it
at that point.

MAYOR STUESSI: Well, because
the MTA has got power over there
together with LIRR that runs
underneath.

TRUSTEE PHILLIPS: Right, so
it was all part of that project.

Probably what you would have to do is go back and look at the grant process downstairs in the basement and see if there's any schematics left from that. I know they were at one time. I looked at them, but I don't know, you know, where they are now.

TRUSTEE DOUGHERTY-JOHNSON:

Wouldn't the recent Ferry Queue Project have clarified some of the --

MAYOR STUESSI: It doesn't

show all of it and there were a number of things that were found during the course of the project that didn't show-up. By example, over in the whole parking lot area.

TRUSTEE PHILLIPS: Well, the

other thing is you could ask Doug Jacobs to take a look up at the light plant to see if some of the files that are there, to see if there's anything that says Suffolk County --

MAYOR STUESSI: Yeah, we'll
double check again.

TRUSTEE PHILLIPS: -- Fish Dock.
Okay, yeah. I mean, if you'd
like, I -- and he wants to give me
five seconds, I'll go up there and
take a look myself because I'll
know what I'm looking for, if that's
something you'd like me to do.

MAYOR STUESSI: Yeah, that
would be helpful.

TRUSTEE DOUGHERTY-JOHNSON: I
agree though, regardless of --

TRUSTEE PHILLIPS: We got to
get it done.

TRUSTEE DOUGHERTY-JOHNSON: -- who
owns what or where or who's -- I
mean, they need to be fixed.
Those projects need to be --

MAYOR STUESSI: Yeah, so the
other item over there --

TRUSTEE DOUGHERTY-JOHNSON: --
moved on quickly.

MAYOR STUESSI: -- which I

have on here is the Seaport Museum. We've got a new executive director over there, together with a number of new board members. They've been digging through some of their files too and they've found something that, apparently, was sent to the Village about seven years ago or I think it was closer to six it sounds like, just prior to COVID.

TRUSTEE PHILLIPS: You mean the management agreement?

MAYOR STUESSI: Not a management agreement, but that's something we will need to take a look at. But for repairs on the building and there were a number of things that were listed that apparently weren't done.

The Village owns the responsibility of maintaining that building and so they're going to be sending us an updated list of items for the Village to review. This may be

something we might want to include on the Downtown Revitalization Grant Application because that does fall within that area and it's likely going to be quite costly to do, what's needed for building over there.

TRUSTEE PHILLIPS: So could Brian -- Brian, maybe this resolution you could kind of discuss with the Mayor and maybe ask some of us. I mean, I could help with some of it, but get it worded so the that the DEC will issue an emergency permit? And the DEC has the right to override a lot of things with property owners. So maybe we could just get it going, but we need to get on the -- we need to get it on next week's agenda.

VILLAGE ATTORNEY STOLAR: That's fine.

DEPUTY MAYOR BRENNAN: I had a meeting with our marina manager, Rick Albanese, this week and this

is his top concern and he wants it to be our top priority is this area of the bulkhead. Even though much of our thought surrounds Mitchell Park, this particular area around the Rail Road Dock --

MAYOR STUESSI: Yeah, it's a bigger issue right there than it is Mitchell Park immediately.

DEPUTY MAYOR BRENNAN: Yeah.

TRUSTEE PHILLIPS: Also I think, as far as the grant process for the three million, I would like to see, in a resolution perhaps, who's going to be assigned within management -- within Village management or perhaps one of the manager's and a Trustee to start filing out the paperwork for the HUD money so we can get that moving.

MAYOR STUESSI: Yeah, well, I think we're there now with the addition of we had Adam provide the bank account information, which

had to be submitted as part of that, but we can certainly discuss who directly will be managing and assign Village trustees --

TRUSTEE PHILLIPS: Right, because there is a -- in looking at it, Mr. -- I can't recall his last name, I'll call him Arthur. In looking through the outline that he gave me of what we have to fill in, it's just a matter of getting it to him. It's a lot of financial information and just getting it up and into the system so that it establishes that we are working towards something on the grant. That's all. My concern is we're getting near the end of the congressional budget year and I just --

MAYOR STUESSI: Yeah, I think the last thing that we needed to do was that bank account information, which Adam submitted, but I'll

follow-up on that too.

TRUSTEE PHILLIPS: All right,
thank you.

MAYOR STUESSI: So, you know, as
part of that as well, the Downtown
Revitalization, which we've talked
about a number of times, and we're
awaiting that to be released as we
had shared just about ten days
ago, the State opened up that
process. They had listed everything
on their websites.

I am going to be reaching out to
the Board tomorrow to schedule a
special community meeting with the
Board in early October. We will
need to take much of what we've
talked about relative to Downtown
issues in some of the prior Vision
for Greenport meetings, also the
Housing meeting we had, some of
the work that the Housing Committee
has done, solicit additional
feedback and then for the Board to

give input too. This is being organized in sort of a color-priority list that matches what the Downtown Revitalization Grant process requires.

So the public meeting would happen. We would solicit feedback from the public. I've also brought this to the attention of the Greenport Business Improvement District and asked them to look at the program and review any priorities they might have as part of that.

So I will -- we won't do that now, but I will send something out tomorrow to coordinate a date with everybody for this together with availability in the firehouse.

DEPUTY MAYOR BRENNAN: What kind of timeline are we looking out for Downtown Revitalization?

MAYOR STUESSI: We have to hold a public meeting and then put the grant process together. So you're looking at about a month.

And I think it's three weeks from now. The application is due the end of the first week of November as part of it.

TRUSTEE DOUGHERTY-JOHNSON: I'm sorry, is this the McBride presentation --

MAYOR STUESSI: Yes, yep.

TRUSTEE DOUGHERTY-JOHNSON: -- or that's separate?

MAYOR STUESSI: No.

TRUSTEE DOUGHERTY-JOHNSON: You're talking adding a meeting?

MAYOR STUESSI: Yes, that they will be here presenting, organizing everything we've done to date, along with getting additional community feedback.

TRUSTEE PHILLIPS: And what is the Moore's Youth Grant on here?

MAYOR STUESSI: This is a newer one. We will send something through for the Board to review. There is the potential to get youth to participate in doing trail work.

TRUSTEE PHILLIPS: Okay.

MAYOR STUESSI: And this is a federal program that actually they were on Shelter Island.

TRUSTEE DOUGHERTY-JOHNSON: The AmeriCorps?

MAYOR STUESSI: Yes. And so they did work on Shelter Island last year. It's a relatively easy application. Obviously, we've talked about the need to restore trails in Moores Woods. That's never something that's been in the Village budget.

This fits really right in with what this grant is and I think makes a lot of sense for the Board to consider applying for so that we can get those trails rebuilt by volunteers potentially as soon as next summer.

DEPUTY MAYOR BRENNAN: So when is the McBride doing this presentation?

MAYOR STUESSI: It would be in early October. That's what I'm going to reach out tomorrow to schedule.

TRUSTEE PHILLIPS: Could we try to get them towards the last week of September?

MAYOR STUESSI: That's next week.

TRUSTEE PHILLIPS: I know.

MAYOR STUESSI: Yeah. I think they're looking at the week after next for it.

TRUSTEE PHILLIPS: Okay.

MAYOR STUESSI: Lily, do you want to talk about Greenport membership and liaisons on the Southold Town committees? I know you sent a few things through.

TRUSTEE DOUGHERTY-JOHNSON: Sure. I don't have too much new to report on it. I mean, I think we had prioritized -- I know it was on Candace's -- we prioritized about four of the committees and I had

sent you guys the dates and times they're meeting right now. That sounds like they may change and be more during the day. I think they were all over the place, so I don't know if people have ideas or thoughts about members of those committees. I think the four were the Police Advisory, Land Conservation --

TRUSTEE PHILLIPS: The Water Conservation, wasn't it?

TRUSTEE DOUGHERTY-JOHNSON: Water and...

TRUSTEE PHILLIPS: I can't remember the other one.

TRUSTEE DOUGHERTY-JOHNSON: I think we were kind of saying economic too.

TRUSTEE PHILLIPS: Well, what the Economic Development Committee --

TRUSTEE DOUGHERTY-JOHNSON: And the antibiotics. So that's actually five.

TRUSTEE PHILLIPS: The economic --

TRUSTEE DOUGHERTY-JOHNSON: Maybe

the economic we sort of like --

TRUSTEE PHILLIPS: You and I had had a discussion that maybe it should be a member from the BID, whether a BID board member or one that they, you know, feel comfortable with to go to those meetings.

I know they've become very active. They just recently, at the Transportation Commission, gave an overview of their Winterfest because they want to close the road to do vendors into the streets and they're very active into that and I think that I'm glad that they were very -- they were very appreciative that we discussed changing from the Washington's Day Birthday to the -- separating the dates.

But they had a total of 2,000 people, I guess, last year that they figured attended that event, the Winterfest in Southold Town.

So I think that it would be a great communication and a great cooperative between a BID member being on there and the Southold Town businesses.

TRUSTEE DOUGHERTY-JOHNSON: Yeah, I mean, I kind of think with all of these, it might make more sense, rather than trying to have trustees on these committees or as liaisons, but maybe finding community members. Because it just seems like, I know we are all on a lot of committees already and there's a lot of meetings. So it might -- it might be hard also to find community members who want to do this, but I think it's a valuable thing.

MAYOR STUESSI: Well, I know you've been looking for community members for both the Mini Train Committee and the Carousel Committee and I don't think we've seen anybody.

TRUSTEE DOUGHERTY-JOHNSON: We

have not.

TRUSTEE ROBINS: I might have a couple people for the Carousel Committee. I've been talking to some people about it.

MAYOR STUESSI: Okay, because I know you've been -- I mean, you were out yourself for a bit of time with your surgery --

TRUSTEE ROBINS: Yeah.

MAYOR STUESSI: -- but we've only been having two people show up to those committee meetings.

TRUSTEE ROBINS: Yeah, well, I was at the last meeting. We only had two people show up. I think Arlene wasn't there. But I've spoken to some new people and hopefully I'm going to be able to recruit a few people. I'm not sure if we'll get anybody that has children because it's kind of awkward for them to commit their time, but I do have some new people

that are interested in serving.

So I'll have a little more on that within the next month, okay?

MAYOR STUESSI: Okay, great.

TRUSTEE ROBINS: I'm working on them.

MAYOR STUESSI: The only one, it would seem to me, that would be important to have likely a Village Board member would be the Police Advisory. Because this is something we've had a number of meetings with the Town, whether it's been in Public Sessions or Executive Session, related to legal issues.

And I know Patrick and I both had separate meetings with the Chief and the Supervisor on this a number of times and, you know, increasing coverage in the Village and staffing up, which has been a challenge relative to things.

TRUSTEE PHILLIPS: And part of that, that group's mission, is

to deal with future budgeting, you know, to work with the Chief on future situations that need staffing, that need money, you know, to encourage going to the Town Board to support the police budget.

So they have a variety of -- it's similar to the Transportation Commission where it really needs to have someone who is a trustee from the Village there that can bring it back to us so that we can support things to move things forward.

TRUSTEE DOUGHERTY-JOHNSON: Those, right now meet Mondays at 4:30, just to everyone know.

TRUSTEE PHILLIPS: What is it, the second week?

TRUSTEE DOUGHERTY-JOHNSON: The last Monday of every month the Police Advisory

TRUSTEE PHILLIPS: The last week of every month?

TRUSTEE DOUGHERTY-JOHNSON: Yeah,

the last Monday of every months.

MAYOR STUESSI: When are your
Transportation Meetings now, Mary Bess?

TRUSTEE PHILLIPS: They're
now at 4:00 in the afternoon and
they're still the third Monday.

TRUSTEE ROBINS: Mary Bess, I
had a question. The other day I
was coming back from East Marion
on the North Road. They have a
big sign up now that says they're
going to open the traffic circle
on 22nd?

TRUSTEE PHILLIPS: No, no, no,
they're starting the construction.

TRUSTEE ROBINS: Oh, the sign
was misleading.

TRUSTEE PHILLIPS: Right, no.
In other words --

TRUSTEE ROBINS: I was going
to say, they haven't built a traffic
circle yet as far as I know.

TRUSTEE PHILLIPS: No, they're --
part of the -- if everybody

remembers and maybe they don't, I mean, because I was a little more involved in it, is when the traffic circle was being put together, there was concern that the major construction for the circle would, in the summertime, cause problems for the Downtown Business District.

So the contract that was written for the contractors had them go up to a certain date and then stop. And then go to after the Maritime Festival, start at the circle. But in the meantime, they also had major digging that had to be done for lines and sewer.

TRUSTEE ROBINS: I think they've done that already.

TRUSTEE PHILLIPS: That's all done and that's what they continued during the summer to do. So in talking to Dan Goodwin at the meeting who is the Southold Town --

TRUSTEE DOUGHERTY-JOHNSON:

Highway department?

TRUSTEE PHILLIPS: -- highway department, he thinks that once they start getting into the circle, it should be going quickly and it won't take as long as everyone thinks it's going to take.

MAYOR STUESSI: I think they're, what, a year into it right now, right?

TRUSTEE PHILLIPS: Yeah, so hopefully -- you know, they posted the signs, which is great, so...

TRUSTEE ROBINS: Yeah.

TRUSTEE DOUGHERTY-JOHNSON: To go back to committees, I could do water. The other ones I can't do with my work schedule. And I'd be happy to do water.

TRUSTEE PHILLIPS: I can do the police one if you want to add it to my schedule, which is fine because I work with them in the police department and transportation

commission.

MAYOR STUESSI: I know you had expressed, at one point, interest in police as well. Are you comfortable with that?

DEPUTY MAYOR BRENNAN: With --

MAYOR STUESSI: Yeah, because I know that you have been to some of the meetings.

DEPUTY MAYOR BRENNAN: I --

TRUSTEE PHILLIPS: That's fine.

DEPUTY MAYOR BRENNAN: I think this is important that, you know, we get involved with the Southold committees. I rarely say no, but I am not offering to join one of these committees right now. I have too much on my plate. So I'm happy to lobby for the Village and for the police budget and all that, but I'm not really interested in joining a --

TRUSTEE PHILLIPS: As I said --

DEPUTY MAYOR BRENNAN: -- town

committee right now.

MAYOR STUESSI: Okay. I'm
supportive of that --

TRUSTEE PHILLIPS: Okay.

MAYOR STUESSI: -- if you
have the time to do it.

TRUSTEE PHILLIPS: No, I do
because as you know, my
responsibilities in the business
are getting less and less. And my
other responsibility, I have the
honor of taking care of the youngest
generation of our family and the
oldest generation of our family who
will be going back to Florida soon,
so I'll have a little more time.

MAYOR STUESSI: Savannah's
not going to Florida, is she?

TRUSTEE PHILLIPS: No.
Grandma is going to Florida.

TRUSTEE DOUGHERTY-JOHNSON: Well,
maybe in the next newsletter I'll
put out a call for Land Preservation
and Antibias.

DEPUTY MAYOR BRENNAN: I think that would be good. I think the last newsletter had a succinct call for volunteers for the Code Committee, which I think came across very well.

TRUSTEE DOUGHERTY-JOHNSON: Yes.

DEPUTY MAYOR BRENNAN: And if you could make another one for these other committees, that would be helpful.

TRUSTEE DOUGHERTY-JOHNSON: Yeah.

TRUSTEE ROBINS: And I might be working in Southold coming up shortly, so I might be available to be a member of one of the Southold committees, so keep that in mind.

MAYOR STUESSI: Okay, we'll take a look at it as well.

TRUSTEE PHILLIPS: Julia, I think that if you could take on the land preservation one because they do have to update their CPF plan, which is going to go through

the land preservation group.

TRUSTEE ROBINS: Okay.

TRUSTEE PHILLIPS: And I think that you're -- you know, you're meticulous enough to catch things that some other people kind of skim over and raise questions when we're in meetings, so --

TRUSTEE ROBINS: I'll take a look at that, okay?

TRUSTEE PHILLIPS: Yeah, take a look at it.

TRUSTEE ROBINS: Okay.

MAYOR STUESSI: The other item I had under historic building maintenance is the Greenport Jail. And, you know, I know at one point that was open as a museum long, long, ago. You might know --

TRUSTEE PHILLIPS: Well, it wasn't really was open as museum. It was just open -- they used to do -- they, during Halloween, at one point they had Halloween, you

know, that was part of it. The reason -- the biggest reason that it's closed down is because it's full of asbestos.

TRUSTEE DOUGHERTY-JOHNSON: I'm pretty sure I went there as a school field trip.

TRUSTEE ROBINS: I don't think it's asbestos. I think it's lead, lead paint. I actually did a proposal, I think, for a Community Development Grant or something like that, when I first got on the Board along with Dave Abatelli, and we looked into that and we needed to have the lead paint removed to --

TRUSTEE PHILLIPS: Well, it was lead, but it was also asbestos they had since found.

TRUSTEE ROBINS: I didn't think that there was asbestos.

TRUSTEE PHILLIPS: That came up later because that's why Paul Pallas, when I brought it to his

attention that we should be
looking for grant money for it and
it's a historical building, there
has to be some type maintenance.
Maybe McBride can take a look at
some of the --

MAYOR STUESSI: Well, it's
definitely something that we'll
have on the list as part of
Downtown Revitalization, but I
think the bigger question is,
let's say for a moment there was
money that made sense to be
devoted to restoring it, well,
then what happens? And so, you
know, is it still locked up or is
it turned over to somebody else to
open? I know that Sterling
Historical Society has had their
own challenges to raising money to
maintain that building and can
keep it open on a regular basis
and so --

TRUSTEE PHILLIPS: Well, I also

know there was a discussion with the Rotary at one point, there was discussion with the East End Seaport taking it over. There was discussion with reaching out to the Suffolk County Police Department to make it a museum.

TRUSTEE ROBINS: That was the one I was involved in.

TRUSTEE PHILLIPS: Yeah, I mean, there's been a lot of attempts. I think that we have the opportunity now to take a look and see what we can make too because it is a big attraction.

I mean, I know at Halloween time it is because they've got something in front of it, but it's part of our history. It's part of our Village history of our police department and of the Village itself. So it would be interesting to see if maybe the Sterling Historical Society and the East

End Seaport Museum could collaborate with us on that building because there were many a fisherman that spent many a drunken night there.

(Laughter.)

DEPUTY MAYOR BRENNAN: So that building is not very large and I know we keep talking about lead paint and asbestos. That's -- in my mind, that's management. It's a very small building and there's --

TRUSTEE ROBINS: Yeah.

MAYOR STUESSI: It's bigger than you think in the basement.

DEPUTY MAYOR BRENNAN: Really?

TRUSTEE ROBINS: Well, there's two floors, right?

DEPUTY MAYOR BRENNAN: So a short-term rental opportunity?

(Laughter.)

TRUSTEE ROBINS: The second floor is where they have the cells and stuff like that.

MAYOR STUESSI: Yeah, no, you

walk in and you've got the cells
on the left and then the sergeant's
desk would be in the back, but the
basement is the entirety of the
building.

TRUSTEE PHILLIPS: Or maybe
spend the money and we make it an
expansion for the Southold Town
Police Department to have a --

DEPUTY MAYOR BRENNAN: A post.

TRUSTEE PHILLIPS: -- a post here.

MAYOR STUESSI: The better location
would be right above the marina,
which is --

TRUSTEE PHILLIPS: I understand.
just joking.

MAYOR STUESSI: -- central,
which you've suggested before.

DEPUTY MAYOR BRENNAN: I would
lean towards, if we were to -- you
raise a good point, if we were to
renovate it, then what?

MAYOR STUESSI: Yes.

DEPUTY MAYOR BRENNAN: So I

would lean towards an independent operator that has some kind of license to operate something there without the Village being involved.

TRUSTEE ROBINS: Yeah.

DEPUTY MAYOR BRENNAN: I feel like we have too many things that we're trying to manage, whether it's the railroad or the carousel or the marina. I'm not really looking forward to creating another attraction that we have to run.

TRUSTEE DOUGHERTY-JOHNSON: It would be great if it was something like the Seaport Museum does the blacksmith shop. Like they do a great job. You know, it's separate, but it's run by them and it's --

TRUSTEE ROBINS: Yeah, but the Seaport Museum is the blacksmith shop.

MAYOR STUESSI: And then we also, as I shared unlisted, somebody said, would you ever be

interested in potentially leasing it or doing something else with it. No idea what the idea is, but it just strikes me that maybe the opportunity is right for us to create some simple request for proposals and, you know, send it out to the wider community and see what ideas people might have for it. I'd be surprised if the Seaport Museum wants to take on more than they have right now.

TRUSTEE PHILLIPS: No, well, at the time they did. I mean, we're talking, this has been discussions since 2009.

TRUSTEE DOUGHERTY-JOHNSON: Well, it wouldn't have to be the Seaport Museum. Maybe Nancy wants to start like a jail society like an independent.

MAYOR STUESSI: Who?

TRUSTEE DOUGHERTY-JOHNSON: Nancy. She loves the jail. Nancy with

the skeleton. Now that she's retired, maybe --

MAYOR STUESSI: I mean, she's stepping down --

TRUSTEE DOUGHERTY-JOHNSON: I'm kidding.

MAYOR STUESSI: -- from the BID presidency to focus more on business and family.

TRUSTEE PHILLIPS: I think we have the opportunity to discuss it and I think it's time it gets on the table for discussion because it's something that needs to taken care of. It's starting to deteriorate on the outside. The steel door, I understand, is starting to corrode away. We need to do something with it.

That's -- you know, I agree with everybody that it needs to be thought out through and probably somebody independent coming in and working with a management agreement

with us --

MAYOR STUESSI: Yeah.

TRUSTEE PHILLIPS: -- on it.

Similar to what we have with the
Seaport, which we do need to work
on updating that management agreement.
That management agreement must be
35 years old.

MAYOR STUESSI: Yeah, and it
renews in perpetuity, as I recall,
for 50-some odd years.

TRUSTEE PHILLIPS: Yeah.

MAYOR STUESSI: All right,
well, this would be a good thing
to include as part of the
community meeting with Downtown
Revitalization because it sits in
Downtown and we can get some
feedback from the --

TRUSTEE ROBINS: Makes sense.

MAYOR STUESSI: -- public and
then decide if we want to send out
some RFP for folks to solicit --
submit proposals.

The proposed local hotel tax.

It wouldn't just be for hotels.

This would be a lodging tax as we discussed in our last meeting.

Municipalities have the ability, as several Upstate municipalities have done, to create a lodging tax, which would be for revenue received from any hotel rooms, any short-term rentals, whether it's a month or a two-night Airbnb.

The Board was supportive of doing this. Right now the county tax, which was raised -- let's see, Supervisor Krupski was still there, so I think it was three years ago, which my recollection was it was a vote of 14 to 2 with the two East End legislatures against it because they wanted to see more money coming out east in the lodging tax.

Virtually all of that goes to a number of other things in the

county. We do, you know, see it trickle down for a small amount. In a recent East End Mayors meeting, there is one other East End mayor and community, I can't share yet who it is, but they are consideration doing it as well. I've spoken to our state legislature. Tommy John Schiavoni will be reaching out to Senator Palumbo as well, but there's certain precedent for it.

Village counsel is prepared to have a draft resolution next week for us to formally make the request of the state to consider this. This would be in our next legislation session, which starts January, I think, it's 2 or 3.

TRUSTEE ROBINS: Beginning of the year.

MAYOR STUESSI: Yep. Is everybody supportive of that as a resolution next week?

2 DEPUTY MAYOR BRENNAN: Yeah.

3 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

4 TRUSTEE PHILLIPS: Yeah, I
5 am. I do have one question though.
6 Brian, when this goes to the
7 legislature, do we need to name a
8 specific purpose, similar to what
9 Suffolk County did, as to where
10 the finding was going? I mean,
11 they sent -- their hotel/motel tax
12 goes to, what is it, the promotional
13 counsel?

14 VILLAGE ATTORNEY STOLAR: I
15 don't believe so. I'll look into
16 it, but I don't recall that being
17 the case.

18 TRUSTEE PHILLIPS: Well, I'm
19 just asking if we -- you know,
20 because I'm sure the question is
21 going to come up from the
22 community here is, what are you
23 going to use the money for?

24 VILLAGE ATTORNEY STOLAR: Uh-huh.

25 TRUSTEE PHILLIPS: So that

would be one thing I would like to find out.

MAYOR STUESSI: Yeah, the legislator did say that that would be helpful, but he didn't indicate it was required.

DEPUTY MAYOR BRENNAN: Is this something we can do independently, just as the Village?

MAYOR STUESSI: We can do it within the Village, but we need the state legislature to vote on it.

TRUSTEE ROBINS: Yeah, we can't do it on our own.

MAYOR STUESSI: Yep. So the resolution would be on next week's meeting to advance this and then we can schedule a discussion for next month in our work session to discuss percentage rates and then ultimately what we would look to utilize the funds for.

The next item is we had a hearing to amend the local law on

Chapter 150. This was a zoning clarification. I believe the hearing stayed open for three meetings. We also solicited or referred it over to the Planning Board.

Brian, could you describe this clarification again very briefly for the benefit of the public and the Board?

VILLAGE ATTORNEY STOLAR: Sure. In 2023 when the Board adopted the change in the zoning code, there were a number of changes in that zoning code over time. And as a result of that, with respect to apartment units, there was a provision that referenced apartment units being permitted as per whatever the section -- the sectional reference was in the code.

That sectional reference didn't exist. So by virtue of that sectional reference not existing, needed a clarification to make

sure that, in fact, apartment units are permitted in the CR District and that's what this law does. It brings it back to where you intended in 2023 where we had the wrong sectional reference and corrects that and now allows for apartment units and a definition of apartment dwelling units in the CR District. That's all.

MAYOR STUESSI: Any questions or comments from the Board in regards to this?

DEPUTY MAYOR BRENNAN: Brian, you had mentioned that there may need to be a corollary modification as well on this? I think we discussed this in the past where -- what I'm questioning is whether the proposed change is adequate or is there another -- are we likely to see another conflict with this?

VILLAGE ATTORNEY STOLAR: So I think that question was raised

by a member of the public. I view it as sufficient. You did receive a report from the Planning Board though that essentially was in favor of this law, but not necessarily at this time.

There was a consideration about waiting for the additional changes that were to be made as we move forward with proposed code changes. So you have that out there as well. But in terms of a corollary provision that needs to be added, I don't remember the specifics on that.

DEPUTY MAYOR BRENNAN: Neither do I. What's your sense on the timing recommendation from the Planning Board?

VILLAGE ATTORNEY STOLAR: I don't know -- I mean, the Planning Board is very active with what they're doing in making certain recommendations to the Board. So I would assume that that will done

in -- with a good pace, but I don't know exactly when you'll start to see some of those proposals. It's not going to be in the next -- I would think it's certainly not going to be in the next come of months.

MAYOR STUESSI: Well, and my understanding is, Planning Board is working on some framework ideas, but then we would need to refer it back to Code Committee and we're still, you know, as we sent out in a recent newsletter, looking for additional members of the Code Committee as well. Ultimately I think we'd want the code to go through the Code Committee, correct?

DEPUTY MAYOR BRENNAN: Yeah, yeah. I'm not clear about what the risk is of implementing this one change ahead of further changes that are being contemplated.

Can you explain what --

VILLAGE ATTORNEY STOLAR: There's no risk. There is a pending application right now that's being held in abeyance while this is being considered, but there's no risk to the Board or to the Village.

DEPUTY MAYOR BRENNAN: Okay.

MAYOR STUESSI: It strikes me, it sounds like this would be an easy one to put forward for a vote to approve, and then a larger discussion on other items could be had at a later date once something's proposed.

TRUSTEE PHILLIPS: Brian, we don't have to go to Suffolk County Planning for this, do we? This is Chapter 150.

VILLAGE ATTORNEY STOLAR: It is Chapter 150 and I believe it was referred over.

TRUSTEE DOUGHERTY-JOHNSON: Yeah, I think so.

TRUSTEE PHILLIPS: Okay, I'm
sorry.

VILLAGE ATTORNEY STOLAR: Yeah,
it was referred to the Planning
Commission.

TRUSTEE PHILLIPS: Did we get
a response from them?

VILLAGE ATTORNEY STOLAR: Yeah,
it was referred to the Planning
Commission and they issued a local
determination.

TRUSTEE PHILLIPS: Oh, okay.
Alright, I'm sorry, I missed that
somewhere along the line.

TRUSTEE DOUGHERTY-JOHNSON: It
was a while ago.

TRUSTEE PHILIPS: Okay.

VILLAGE ATTORNEY STOLAR: Yeah,
they did that fairly quickly.

MAYOR STUESSI: Yeah, between
the number of hearings we've had
on this and then waiting for the
referral to the Planning Board,
and originally to Suffolk County,

it's been several months now that
its --

TRUSTEE PHILLIPS: Well, I do
know that when we passed that back
in '23 there was the actual -- the
Code Committee at that time said
that there would be changes as it
sees how it works in action. And
if there's anything, this would be
a living document for a while.

So I don't have a problem going
forward to do the change because
I'm sure that what's coming from
the Planning Board is going to be
well informed for us and even if
Code Committee does put things
together, it's going to come back
to us to deal with. So I think
there's probably going to be a
lot -- there's going to be further
discussions and I don't want to
hold this up. It could end up
being six months or a year and I
don't think -- we know that this

is a technical problem and I think that's what you're saying is it's a technical problem.

VILLAGE ATTORNEY STOLAR: Correct.

TRUSTEE PHILLIPS: Okay. So I don't have a problem moving it forward.

DEPUTY MAYOR BRENNAN: So what do we need to do? Is it still open? Is it a public hearing?

TRUSTEE PHILLIPS: No, we closed it.

MAYOR STUESSI: No, no. We closed the public hearing. It would simply be a resolution for next week's Board meeting.

TRUSTEE ROBINS: I'm in favor of putting a resolution on for next week.

MAYOR STUESSI: Lily?

TRUSTEE DOUGHERTY-JOHNSON: Yeah.

MAYOR STUESSI: Okay. Brian, can you draft that resolution for Board then?

2 VILLAGE ATTORNEY STOLAR: I shall.

3 MAYOR STUESSI: Wetlands
4 applications and public assembly
5 applications. I know Candace --
6 go ahead, Mary Bess.

7 TRUSTEE PHILLIPS: I was
8 going to say, I don't think we're
9 prepared to talk about that.

10 MAYOR STUESSI: Yeah, I was
11 going to suggest that we move that
12 over to next month. All right,
13 anybody else?

14 DEPUTY MAYOR BRENNAN: This
15 public assembly application thing,
16 I believe Trustee Dougherty-Johnson
17 had some -- didn't you have some
18 thoughts on this?

19 TRUSTEE DOUGHERTY-JOHNSON: I
20 do, but, I mean, if we're going to
21 talk about next month. I mean,
22 I've had sort of the same thoughts
23 for a while, but I don't know if
24 we're up for talking about it. I
25 think we -- there's a couple things.

I mean, right now our code really says 50 people, but our application says 25. So I think that's something we have to decide which way we want to go. And I think there's some clarifications that Trisha really helped --

TRUSTEE PHILLIPS: Yeah, there are some.

TRUSTEE DOUGHERTY-JOHNSON: That are just some things like the library and things that's in their site plan. It wasn't clear that these don't really need to have assembly permits. I also kind of think that maybe we could change from -- and this has happened before like the Halloween Parade, the fire department, for Village events maybe we don't need an application and a resolution or maybe we just need a resolution or just application or just a discussion.

TRUSTEE PHILLIPS: We just

we've also done a resolution.

We've always done a resolution for closing roads. That's the biggest thing is closing the roads.

TRUSTEE DOUGHERTY-JOHNSON: Right, and I understand --

MAYOR STUESSI: Even the events though, I know the clerk, the Village Clerk, and I know Deputy Clerk Jeanmarie shares this too, it's enormously helpful for Village staff to have everything in an application than what's ultimately approved by the board. Because a lot of times we will modify it and then there's a resolution, as Mary Bess did say --

DEPUTY CLERK ODDON: Yes, I agree.

MAYOR STUESSI: -- in how we share it. That if we had anything outside of that, tracking it and then distributing it to the team would get much more challenging.

DEPUTY CLERK ODDON: I agree.

I've seen it go from what we had before the new administration and what we have in place now where Andrea and Candace, they work very closely together and monitor.

And, yes, the applications for the Village events are extremely helpful because then we know exactly what we need for staffing, infrastructure and, you know, for clarification for everyone, including the police department. And then this way it's also on the calendar and we have the event. Because sometimes can have multiple events happening, a Village event and have something else happening on 5th Street Beach. So I think it's been very, very helpful.

TRUSTEE PHILLIPS: I think actually it would be helpful to have the Village clerk here and continue the discussion on that.

DEPUTY CLERK ODDON: Yes, I

made a note of that already.

TRUSTEE PHILLIPS: I think also that, you know, perhaps -- I understand where Lily is coming from. And I get it, and I think perhaps there needs to be a different application for organizations where we don't charge them a fee, which what has -- you know that's where the confusion gets in.

TRUSTEE DOUGHERTY-JOHNSON: Or we just change the code. Right now our code says that they're accepted. I mean, it's not the biggest deal, but while we're cleaning things up, I think it just -- it makes sense for our code to say what we actually do. And it is possible, when discussing, you know, maybe there were previous resolutions by previous boards that did say actually it's 25 people, but without having that -- I think

we just have to decide what it is we want. But I agree, I think having Candace here and having us actually have time to really discuss it.

TRUSTEE PHILLIPS: Discuss it, yeah.

MAYOR STUESSI: That was the biggest issue, as I recall, on your list was the 25 versus the 50, correct? Were there any other --

TRUSTEE DOUGHERTY-JOHNSON: Yeah, I mean, there were other things just about like maybe having exceptions for nonprofit events. Like right now Blast for CAST happens and that sort of could be -- need a permit, but maybe it doesn't really need a permit. But we need to clarify that if you're having like an event for a nonprofit that you get a certain number of exceptions so that you don't need them.

And then there's also the residential thing because right

now -- I know we just had one, but that was like the first one we've had in a while. And do we really -- do we want that number to be 50? Do we want it to be 100? There's also the thing of like is it a -- like is it adjacent to a residential area and then the number changes? I just think there's like -- there's multiple things.

And then I also think if we're going to talk about like amplified music at events, that that should maybe be on the application and then we actually discuss it and make it clear.

Because, again, I think it's, right now, not very clear. I think it sort of seems like now, if people get a permit that they're -- you know, they can have amplified music and it's all fine, but I don't know if that is even clear amongst the Board.

DEPUTY MAYOR BRENNAN: Yeah,
our counsel had suggested that these
permits be explicit if there's
some activity that's counter to
our code of noise.

MAYOR STUESSI: Yeah.

DEPUTY MAYOR BRENNAN: I think
this came up with other events.

TRUSTEE PHILLIPS: Right. So
that's why I think that it's
something that needs to be where
the Village Clerk is with us in
discussion and we take the code,
look at it, and mark it up and see
what we need to change or other
suggestions. I think that would
be helpful than -- you know, I
know that we want to get into
Executive Session at some point,
don't we.

MAYOR STUESSI: Yes.

DEPUTY MAYOR BRENNAN: I have
two things I'd like to add to this.

MAYOR STUESSI: Yes, please.

DEPUTY MAYOR BRENNAN: So I didn't prepare a written report this month, but I just want to let the Board know that I did go through Chapter 58, which is our boating chapter and I have made comments that I'd like to send over to the Code Committee. And I can share it with the Board too.

It's not that involved, but I did get the opportunity to finally look at that. The thing that's important about Chapter 48 is that it has overlapped with our policies on how we conduct things at the Railroad Dock and Sterling Basin.

And the other item is I met with our LWRP co-chairs, Jane Williams and Susan Donovan, to further the discussion about how we're going to potentially reorganize the WAC with new committees and new members. So that's still -- that's ongoing.

MAYOR STUESSI: Great.

TRUSTEE PHILLIPS: Chapter 48,
does that include the moorings?

DEPUTY MAYOR BRENNAN: Yes.

TRUSTEE PHILLIPS: Okay.

DEPUTY MAYOR BRENNAN: In
Sterling Basin.

TRUSTEE PHILLIPS: In Sterling
Basin, okay.

DEPUTY MAYOR BRENNAN: Yes. It
talks about mornings throughout
the Village, wakes, speed, the
Railroad Dock, so...

TRUSTEE PHILLIPS: Okay.

DEPUTY MAYOR BRENNAN: There's
a couple big items in there. Really
the biggest one being it contemplates
the harbor master, which we don't have.

TRUSTEE PHILLIPS: Which we don't
have, right.

DEPUTY MAYOR BRENNAN: So we
would need to make -- this Board's
going to need to make a decision
about whether we're going to
eliminate that or implement a

harbor master. Because right now the reference to harbor master is meaningless.

MAYOR STUESSI: Well, except where it falls under Southold Town and the responsibility for the police department because it's a policing function.

TRUSTEE PHILLIPS: Oh, that's -- yeah, that's something that I can find out about. But I just want to make sure the moorings because I have some thoughts about the mooring that I've observed over the last year -- well, actually couple years.

I think the fee needs to be raised, number one. I think we need to have a clearer description that no Airbnb'ing of their boats. And I think that when we have someone who has a mooring and then they proceed to have a certain size vessel and then they sell

that vessel and increase it and still use the same mooring, that's a problem because it gets into the channel with the wind swipping around. So those are some of my thoughts, okay?

DEPUTY MAYOR BRENNAN: Yeah, and I had a discussion with the marina manager about this very thing. He's got some challenges with people being on different moorings and he doesn't have enough -- he doesn't feel like he has new enough ability to enforce the policies around the moorings.

MAYOR STUESSI: Yeah. Well, we had that one issue where we relied on Southold Town Police Harbor Master to go and issue --

DEPUTY MAYOR BRENNAN: Yeah. He has another issue now.

MAYOR STUESSI: Yeah.

DEPUTY MAYOR BRENNAN: Okay, that's all I have.

MAYOR STUESSI: Okay.

TRUSTEE DOUGHERTY-JOHNSON: Can I just, the Long Island Forward Housing, are we -- what's the next step? Are we doing a letter?

MAYOR STUESSI: Yes. We already voted on that and so --

TRUSTEE DOUGHERTY-JOHNSON: Right, I know that but --

MAYOR STUESSI: -- the parcel -- the letter is tee'd up. So we just need to input the parcel numbers. So with what was provided, we can put that in the letter, and then ultimately we'll just need a letter of support from the private parcel owners, which the Housing Committee can get from them for the final application.

TRUSTEE PHILLIPS: So let's discuss the road barn property to be honest with you, which I was -- you know, I agree with sending the letter, but the Village bonded to

buy the piece next to the road
barn because we needed to expand
for our equipment and some of the
DEC requirements. So I'm kind of
a little confused as to what the
ultimate plan for that. Is it the
sheer fact of putting in so we can
discuss something?

MAYOR STUESSI: Yeah.

TRUSTEE PHILLIPS: Okay.

MAYOR STUESSI: I think really
it's for us to submit. Get the
study done and then look at
analysis as to what might make
sense there or not housing.

And then if at such time as, you
know, we're told that you can fit
X number of units over there and
there might be somebody who would
be interested in -- you know, it
would make sense for an affordable
housing developer to build
something over there. We would
then look at, okay, what would it

take to move the road barn facility over by the sewage plant, by example, at the old storage area over there.

TRUSTEE PHILLIPS: Well, that was discussed years ago, which is why we ended up purchasing the property over there. So that's on 6th Street. Originally it was -- there were discussions of moving them up on to --

TRUSTEE ROBINS: Moores Lane.

TRUSTEE PHILLIPS: On to Moores Lane, but some of the issues were dealing with the fact that they would not be within -- you know, they would be commuting back and forth from Moores Lane. There was a lot of discussion and there's a lot of minutes on it.

I also think that, you know, we need to talk about parks department perhaps. Because I know in talking to the marina

manager, he is falling on doing a lot of park work. That perhaps we need to really have as a division. You know, maybe the road department needs to be divided and whatever civil service titles dealing with parks and whatever should be moved over to a separate division.

MAYOR STUESSI: Yeah, I've got a few things I'm going to share in Executive Session that we need to discuss relative to titles.

TRUSTEE PHILLIPS: But it's getting to be budget time and this is the time that we should be talking about a lot of this stuff so that we can, you know, get it within a capital plan or get it into the budget for next year. So, you know, there's a lot of thoughts.

DEPUTY MAYOR BRENNAN: I would just add one thing to the road barn discussion. I don't --

I'm not sure that the road barn is the highest and best use for that piece of property over there.

MAYOR STUESSI: Yeah.

DEPUTY MAYOR BRENNAN: Because it's semi -- it's kind of industrial, but it's also known as residential neighborhood. And so there's been so much talk about where do we find opportunities for housing in the Village and there's nothing available. I would like go back and just get a better understanding of why the road crew could not be over in Moores Lane.

TRUSTEE PHILLIPS: Well, I'm not saying they can't be. I'm just saying at the time it was decided that the previous village administrator didn't feel that it was productive for them to be over there, that he wouldn't have supervisory capability.

But that's not -- you know, at

that time it was an issue. But in looking at it as we are going to think about putting some type of housing there -- and I agree with you, it's in a residential area okay?

MAYOR STUESSI: Well, and you look at the traffic issues over there, it's much easier to get in and out around Moores Lane than it is in the neighboring --

TRUSTEE PHILLIPS: But as I'm saying, in looking at that, we need to look at the road department as a whole.

DEPUTY MAYOR BRENNAN: Sure, I agree.

TRUSTEE PHILLIPS: -- and take a look at what the Village needs' are as far as our cleanup capabilities, our landscaping capabilities, dealing with the snow, dealing with paving, patching.

MAYOR STUESSI: Is it going to snow again?

TRUSTEE ROBINS: Yeah, it's going to. Winter is coming quick this year. But I think everybody understands where I'm coming from. We have an opportunities -- two opportunities. One, to look at one end of it, but the other to take a look at what's there and make it better for the community members to get more service out of the road departments.

MAYOR STUESSI: All right. Is there anybody from the -- I'm sorry?

DEPUTY MAYOR BRENNAN: Yeah, I was going to say we're going to have public comment before Executive Session?

MAYOR STUESSI: Yes. Is there anybody from the public.

Are you two speaking together this evening? Is that what's going on?

MR. SALADINO: I'm going to

go before Dinni. Dinni is going to say important stuff. I'm not.

TRUSTEE ROBINS: I will not be here for the Exec Session, so you'll have to agendize for me, okay? Sorry.

DEPUTY MAYOR BRENNAN: Okay.

MAYOR STUESSI: Thank you, Julia.

DEPUTY MAYOR BRENNAN: You're clocking out?

TRUSTEE ROBINS: I'm clocking out.

TRUSTEE PHILLIPS: You all right to get out to the car?

TRUSTEE ROBINS: Yeah, I'm okay, thanks. I'm just going to leave my stuff there, okay?

DEPUTY MAYOR BRENNAN: Okay.

TRUSTEE ROBINS: Thank you. Got to get this fixed.

MR. SALADINO: I'm on it. My name is John Saladino. I live on 6th Street. I read in the --

MAYOR STUESSI: I'm sorry, what is your name again?

MR. SALADINO: John Saladino
and I live on 6th Street. I'd
give my address, but I don't want
anybody popping in.

I read in the Suffolk Times
today, and also on social media,
about the Village's involvement
with not renewing a lease or a
contract or something with one of
the commercial boats. I thought
of a lot of it was hokum, but it
was presented by a prominent
citizen and a lot of people joined,
280 comments or 300 comments,
something on the Suffolk Times'
website. I was wondering maybe
somebody --

MAYOR STUESSI: You mean on
Facebook? Suffolk Times doesn't
take comments on their website.

MR. SALADINO: On Suffolk
Times Facebook page.

MAYOR STUESSI: Okay.

MR. SALADINO: Is that not

legitimate to read, I don't know?

DEPUTY MAYOR BRENNAN: I've
never seen it.

MAYOR STUESSI: I don't read
it. Patrick, you're the one with
a Facebook account.

MR. SALADINO: Take my word
for it, people read it. Can you
share with me something since the
Village is mentioned prominently
in the article, in the paper, and
on social media. First of all,
maybe can you explain to me what
the difference between a contract
and a lease. I didn't know that
there was that much of a
difference between a contract and
a lease or a contract --

TRUSTEE PHILLIPS: A license.

DEPUTY MAYOR BRENNAN: It's a
license versus a slip.

MR. SALADINO: In the paper
it says lease and somebody commented
that the guy lost his lease.

DEPUTY MAYOR BRENNAN: Yeah,
so I'm glad you brought this up.
I think it's a good opportunity to
try to clarify this. There seems
be a lot of consternation and a
lot of, perhaps, misinformation in
the community, you would agree.

MR. SALADINO: You think?

DEPUTY MAYOR BRENNAN: So as
far as I know, and I think the
Mayor would agree, the Village has
not been in any discussion with
the Peconic Star Group over their
contemplating extending their
lease or losing their lease. My
understand is their license to
operate is still in effect. It
expires of May of 2026, so that's
eight months from now.

TRUSTEE PHILLIPS: Yeah.

DEPUTY MAYOR BRENNAN: And
they operate under a multi-year
long-term license agreement. It's
five years. They are treated

differently than the commercial fishing vessels that are at the dock. So this Board has had a lot of discussion recently about rates for the commercial fisherman. That's really independent of how the party boats are handled.

I'm not an expert on legalities of a license versus a rental or a lease. And maybe counsel could explain why the Village would enter into a license agreement with the Peconic Star as opposed to renting them a slip? I would gather that it has something to do with the nature of the business operation that they're conducting? Do you have anything to educate on that?

VILLAGE ATTORNEY STOLAR: No, I don't really know. I mean, typically --

TRUSTEE PHILLIPS: Can I make a comment?

MAYOR STUESSI: Yes.

VILLAGE ATTORNEY STOLAR: Typically
when you're allowed --

TRUSTEE PHILLIPS: Brian,
before you say anything, okay?
The original agreement or the
licensing allows them to fuel at
the Railroad Dock. It allows them
to let their customers go up and
down to the boats to put their
gear on up and down, and it also,
at one point -- and I can't remember,
I know I did send everything around
to everybody -- it gave them certain
privileges that it -- that were, at
that time, not allowed in the code.
And it allowed them to be given
specific spots where the commercial
boats --

MR. SALADINO: To facilitate
business.

TRUSTEE PHILLIPS: Right, to
facilitate business.

MR. SALADINO: I kind of remember

this, to facilitate business.

TRUSTEE PHILLIPS: So that's the reason why. This has been going on since the Mitchell Park was developed and they were -- originally, there were two boats over at the dock, the dock -- the Mitchell Park dock that was there when Mitchell Park was created.

There was this discussion to allow them to go over to the Railroad Dock because there were restrictions, at the time, established by the grant and by county and by the Village as to who would be able to tie up at the dock. And that was accommodating them so they could stay within the Village.

But a lot of it had to deal with being able to fuel, which, of course, the commercial docks can't fuel at the dock. It allowed them to have their customers short distance with their coolers and

whatever. It allowed them to take fish off the dock, which you understand we can't pack a fish unless we ask permission ahead of time.

So a charter boat is completely different than the industry I'm in because they're selling a retail service, okay? They're selling a service. So that was the reason for it. I will say, and I'm going to clarify it because I -- as you know, I usually take a step back from any discussion on the Railroad Dock and my son Nathan spoke to the owners. The boats have been up for sale for more than a year and a half.

MR. SALADINO: That's my understanding also.

TRUSTEE PHILLIPS: But they have been purchased by a person in Rhode Island who wants to take them to Rhode Island to do

commercial -- I mean, headboat business over there, okay? It's not economically viable for those size boats over here with New York's fisheries management, okay?

MR. SALADINO: I understand all that and I kind of knew most of that. My question is -- was more for, since the newspaper's went home, it was more for the newspaper than it was for Dinni and I and Randy. Did the Village force them off the dock?

TRUSTEE PHILLIPS: No.

DEPUTY MAYOR BRENNAN: Absolutely not. Absolutely not.

MAYOR STUESSI: In fact, I think the Village assumed that they would be saying. The lease is in effect through May of next year and we've not heard anything. That would go through the marina manager.

MR. SALADINO: We all know

the dynamic of social media and print media is that unless somebody rebuts it, it becomes the truth. Unless somebody says no, that's not the case, it becomes the truth. And from reading what I've read, I just -- and I have no dog in this fight. I mean, it's just I don't want to see the Village get shit -- get pooped on, you know with no reason.

DEPUTY MAYOR BRENNAN: That's your domain.

(Laughter.)

MR. SALADINO: What's that what you guys pay me for, to keep you honest.

TRUSTEE PHILLIPS: To be honest with you, John, when I read the original article, I -- Nathan walked in the door at the same time I was reading it and he said I've got to tell you something, ma. And that's when you sent the

e-mail and I told you that, you know, he had discussion.

And I know, Lily, you had a discussion with him as to what transpired, but he also asked if they contacted the Village and didn't get a straight answer.

DEPUTY MAYOR BRENNAN: What I learned of this when the article first appeared, I think it was a couple days ago, my initial reaction was I called the Mayor to say, have you been in contact with the operator? And then I called our marina manager, because I was wondering who might have been involved with any discussions. And when I learned from the Mayor and the marina manager, and I think we've confirmed now with the treasurer and the clerk --

MAYOR STUESSI: Yeah.

DEPUTY MAYOR BRENNAN: -- is that neither the clerk, the

treasurer, the Mayor, myself,
another trustee, or the marina
manager has had any discussions
with the operator about ending a
lease, extending a lease.

MR. SALADINO: The marina
manager even reached out on social
media to explain that this is all
not true and he was not kind of
beat up by it, but he was kind of
-- a lot of what he said was
disputed with no -- so it's good
that Village officials put it out
that what -- not you guys because
you don't read social media, dopes
like me that read social media is
reading. And like I said, on the
Suffolk Times' Facebook page,
there was over 300 or 275 or 300
comments.

MAYOR STUESSI: Well, I will
say if I can jump in.

MR. SALADINO: Somebody is
reading it.

MAYOR STUESSI: Brendan, the reporter who was here this evening who reported it initially and he didn't get a -- he reached out to Candace evidentially. Candace is up in -- not Albany, wherever she is for --

DEPUTY MAYOR BRENNAN: Saratoga.

MAYOR STUESSI: -- the conference. Saratoga for the conference. And then I happened to see it in the paper and I reached out to the Board. I called him immediately and he made the correction and included a comment that the Village had not made any changes and not received any questions about extending the lease from next year.

MR. SALADINO: So thank you for that.

MAYOR STUESSI: Which would have required a Board resolution to even issue a new license agreement.

TRUSTEE PHILLIPS: Yeah.

MR. SALADINO: No, I understand all that and I think the original two comments made by the original two people that made them and accused the Village of doing this, you know, I think there's another issue involved, another dynamic involved and it certainly didn't have anything to do with this boat.

The other part that was in the article that kind of upset me -- for the audience, if you don't know, I was a member of the Code Committee and we did do a lot of work on the Waterfront Commercial District. It was my opinion after that was done, after the code with the Waterfront Commercial District was finished and Brian wrote the draft and the Board voted on it, we actually enhanced the viability of waterfront businesses --

MAYOR STUESSI: Without a doubt.

MR. SALADINO: -- of the commercial industry that works on the waterfront, the working waterfront. And after reading this article that we drove a nail in the coffin of -- I think should be disputed also. Nobody listens to me.

DEPUTY MAYOR BRENNAN: Yeah.

MR. SALADINO: So if you guys want to dispute that. And, again, that -- more than the boat, that truck me because, as Mary Bess can tell you, as you guys know, we did a ton of work on that and I thought, if anything, we made the Waterfront Commercial District and working waterfront more viable than it was prior to the code change.

TRUSTEE PHILLIPS: Well, the other thing is dealing with the Visitor's Dock, you've heard the discussions here that, you know, maybe we should look to revamp

that so there's a permanent dock to move the charter boats or headboats over there because it makes it easy for their customers, similar to Captree, where they can walk on because it's been difficult this year.

MR. SALADINO: Well, nobody wants to get my opinion about Visitors Dock because anything that involves free, I'm opposed to free.

DEPUTY MAYOR BRENNAN: John, I would -- I'm speaking for myself, but I think my colleagues would agree. I like the charter fishing business. I think it's a nice amenity for the Village. People enjoy it. It's a relatively low cost way to get out on the water, have a good half day, lot of fun.

So I am sorry so see them leave and I'm hoping that maybe someone else would like to operate a

charter business there. If this operator had come to us and wanted to negotiate or if they were having some kind of hardship, I think this Board would have looked at that very carefully.

MR. SALADINO: I firmly believe that. I honestly believe that. You know, people -- you know, I used to work for Railroad finish and used to run a fisherman's vessel. The train was packed. People used to come, go on the boats.

You know, now it's -- I'm not even sure what the fair is, you know, maybe 100 bucks to go and you're allowed three fish. You know, I'm not sure how many people are doing that anymore.

DEPUTY MAYOR BRENNAN: I'm not sure either and I think it's a business decision on the operator's part. It is not really a Village

-- it had not been a Village decision to push them out or keep them or anything.

MAYOR STUESSI: Yeah.

TRUSTEE PHILLIPS: Actually everything's --

MAYOR STUESSI: As you've shared, we'd love to some -- whether whoever bought the boats wants to bring them back or, you know, somebody else, love to see them.

MR. SALADINO: Thank you for that. Thank you for that.

MAYOR STUESSI: Did you have something to say?

MR. SALADINO: One last thing.

TRUSTEE PHILLIPS: Yes, John, what trouble are we in now?

MR. SALADINO: Listen, I paid my fare, I got to get the ride. One last thing is, in the past, years ago -- now what I have to say is relatively benign and I'm

taking up Dinni's time, so I'm going to sit down. In the past, the Village Board, at Work Sessions, used to have public comment before and after. The previous administration sometimes didn't like what was being said and they eliminated the before part and then they eliminated the after part and then it came back to the after part.

So for a guy that's got a relatively easy question, an interrogatory, something that's -- to sit through two and a half hours, it's interesting, I come. Maybe you could consider having somebody that -- in Southold Town I know in Southold Town they have public comment before the agenda, before they go through the agenda --

MAYOR STUESSI: Well, they don't take public comment during Work Session, only the Regular

Meeting.

MR. SALADINO: Not during
Work Session, I understand that.

AUDIENCE MEMBER: There'd be
no audience, John.

MR. SALADINO: But I live in
Greenport. I don't care what they
do. But they allow public comment
at the regular meeting before and
then anything on the agenda items
or anything on the agenda items
first and anything that somebody
else wants to talk about before.

The public has a limited amount
of time to talk to our elected
representatives. So to give a
five minutes or ten minutes before
you going to all the reports and
then if you want to do it afterwards,
you know, it might be something
for you guys to consider.

MAYOR STUESSI: So you're
suggesting doing public comment
earlier in the Work Session like

we do in the Regular Session.

MR. SALADINO: Yes, yes,
because right now --

TRUSTEE PHILLIPS: I think
he's looking for --

MR. SALADINO: My wife just
called me. I have a leak at home
that I have to take care of. I'm
only kidding.

DEPUTY MAYOR BRENNAN: I think
we'll take that understand advisement.
I think this Board is clearly
interested in public comment. We've
all expressed that many times. So
we're not shying away from public
comment.

And I'll say the counterpoint to
this is that if the public comment
comes first, often people will
comment on things that we're going
to try to address in the meeting.
So I see this a lot. So sometimes
you've moved up the public comment
because someone's here or something

and I'll see that I know we're going to be getting to that later in the meeting. And rather than take up time with public comment earlier, sometimes I would like to get on with our business and have the opportunity to speak and take the comment afterwards. So I think there's advantages to both ways.

MR. SALADINO: That's a great point, Patrick. You know, you don't want somebody asking about something that you're going to spend 30 minutes talking about anyway. I certainly understand that. And I'm sure you guys are all smart enough to phrase it where, listen we're going to be talk about X, Y and Z. You know, if you got something else on your mind, we'll give you a few minutes to shoot the breeze. You know, and after the public -- after you

go through it, then if somebody has a comment about what you discussed, they can come up and do it. But thanks; thanks for listening.

DEPUTY MAYOR BRENNAN: Thank you.

MS. GORDON: This is the public comment time, right?

TRUSTEE PHILLIPS: Yes, ma'am.

MS. GORDON: I'm going to take all of 30 seconds. Dinni Gordon, 152 6th Street. Just two quick things. One is that the letter of intent goes from all of you, the letter of intent for the Long Island Forward Program. Then what is important is individual letters for the application from the three of --

MAYOR STUESSI: Property owners.

MS. GORDON: -- property owners. And in one case, it would, again, be a letter from you guys, and the others would be the letters from the two private, and

that's with the application. But the first thing is the letter of intent that comes from the municipality. I mean, maybe it can come from Candace, I don't know. It just says municipality.

MAYOR STUESSI: No, it has -- yeah, it has to come from the municipality with the Board authorization, which we authorized already, but then, to your point, the individual --

MS. GORDON: Right.

MAYOR STUESSI: -- property applications, which come next, require approval of the property owners. So in the 6th Street example, that would be the Village Board signing, which has been authorized, and then the other ones require property owners to say, yes, we wish to be submit together with the Village.

MS. GORDON: Right, and the

other thing I want to say has to do with something I know nothing about, but it's this -- the fishing boat, the party boat. I mean, I look at social media approximately once every six weeks, but actually this popped up and I was astonished that so many people commented.

And I think what should happen is that someone on the Board should write a letter to the Suffolk Times next week. I mean, it's one of those things that feels like you think it's a small thing, but, in fact, it's a big thing. And it sort of -- the misinformation in it made me think about the larger issues of misinformation that's going on all the time in our society at the moment. So I think it's important to respond. That's my view.

MAYOR STUESSI: Thank you.

2 DEPUTY MAYOR BRENNAN: Thank you.

3 MS. GORDON: And it probably
4 shouldn't be the Mayor since he
5 was quoted --

6 MAYOR STUESSI: Well, I think
7 it would be the Board.

8 TRUSTEE PHILLIPS: It should
9 be the full Board.

10 MS. GORDON: I think that
11 would be the best.

12 TRUSTEE PHILLIPS: Because
13 as, you know, for me --

14 MS. GORDON: This was just
15 incredibly slopping reporting. I
16 was appalled.

17 TRUSTEE PHILLIPS: Actually,
18 I've got my own theories on things
19 and I don't really want to
20 publicly say them. Because I've
21 taken a back -- for perception,
22 I've always taken a backseat when
23 it comes to the Railroad Dock.

24 But I have very strong opinions
25 as to why this happened and I

think it was to slap the Village in the face, to be honest with you, of previous years' issues. And I think that we were given a disservice, not only by the person who put that on their website, but a disservice to us as a Board in dealing with them in years past.

MS. GORDON: I think that's right. But my point is just really about the fact that this is very sloppy journalism that got -- that fed into the sort of misinformation maw that we have everywhere and that it's important for the Board to respond.

I mean, and I can sort of understand what the trigger was. If they put up something that says, lost our lease, of course that's, wow. So anyway, I hope you -- I am freezing.

DEPUTY MAYOR BRENNAN: Thanks for your comment.

TRUSTEE PHILLIPS: Thanks.

MAYOR STUESSI: She didn't wait for you, John. Dinni, you're leaving without him?

MR. SALADINO: She forgot got I was here.

MS. GORDON: He's got a new girlfriend.

TRUSTEE PHILLIPS: No, he's got a leak.

MAYOR STUESSI: Was there anybody else who wishes to speak this evening before we go into Executive Session?

(No response.)

MAYOR STUESSI: All right, I'll make a motion to go into Executive Session to discuss labor issues, plus advise of counsel.

TRUSTEE DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE DOUGHERTY-JOHNSON: Aye.

4 MAYOR STUESSI: We are closing
5 the public portion of the meeting.

6 (Whereupon, the Board of
7 Trustees Work Session Meeting
8 concluded at 8:40 p.m.)

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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my
hand this 2nd day of October, 2025.



REBECCA WOOD

RECEIVED

SEP 17 2025

To the Village Board:

VILLAGE OF GREENPORT
CLERK'S DEPARTMENT

In July you passed a resolution approving the submission of an application for technical assistance from the Long Island Forward Housing Program (LIFHP). In taking this step, you acknowledged our need for evaluating possible sites for multi-family housing on underutilized property that is close to downtown and to transit options. In August at the Board's regular meeting this committee urged alacrity in submitting the request and said we would return with a list of sites that we think should be under consideration for analysis.

We understand that with each item on the list there are issues as to its suitability. If this were not the case, we wouldn't need the technical assistance the program provides. But we think that new technologies and "smart" planning can address some problems and that part of this exercise is to find out how important they are. We are also aware that owners of private properties under consideration may have reservations about allowing state experts to examine current uses and conditions. But it is important to remember that this program does not commit the property owner to act on the analysis or recommendations offered. It simply provides assistance in thinking about how best to use the land.

This committee has identified the following sites for consideration by LIFHP:

- The road crew property, west side of Sixth Street, south of LIRR tracks
- The Op Shop building, Main Street, NW corner of South Street
- 314 First Street (Heather's Place building and lot).

The program may help us identify other properties that are suitable and feasible.

A great deal of groundwork has gone into this submission, with consideration of a number of other sites not mentioned, which may be outside the priorities of the LIFHP. We hope that in the future the Village will take the initiative to assess some of these properties as suitable for developing the housing that we so badly need. For now, we urge the Village and the private property owners of the sites described above to provide the letters of support required for the LIFHP application. Since the Board has already passed a resolution to apply, the process will be easy.

Yan Albaladejo Betsi Gertz Nicki Gohorel Dinni Gordon Candace Hall
Rae Keakulina McMahon Andrea Menjivar Ellen Neff

18 September 2025

Village of Greenport
236 3rd Street
Greenport, NY 11944

ATTN: Board of Trustees
Planning Board

Re: SLA Application by THE OLD BAIT SHOP LLC

To Whom It May Concern,

I am writing in regards to the new application being made by THE OLD BAIT SHOP LLC for the premises known variably as the former home of Little Creek Oysters, as well as White's Bait and Tackle.

As the former operator in this space, I would take care to point out a number of issues:

- 1) The address listed for the property (37 Front Street) references the property occupied by Ralphs Ices. The property itself has a different address and, after much work by us over a decade, is formally recognized by the United States Post Office. As part of the application, the address must reference the correct locatio,n as it will be used to regulate the secure storage of controlled products.
- 2) This Board and its statutory Boards passed a comprehensive revision to the WC zone, changing and eliminating uses. Among them were the secondary uses, including Food and Beverage. At multiple meetings, when I myself inquired as to whether the "grandfathering" of formerly conforming, now non-conforming uses belonged to the operator/tenant or the property owner, it was made very clear that the goal was a reduction of non-conforming uses in WC and that as tenants left, uses would be restricted to conforming use only. This is a clear violation of the Board's own code and intent and must not be allowed. The previous test case, the Shipyard, was allowed to progress because the business was purchased and the statutory board stated it was a name change only and the site plan could not be expanded. In this case, there has been no continuity; in fact, a significant reconstruction has taken place. This should raise a question about whether the 10%/50% repair and improvement clause in the new code has also been triggered.

As the last business to open a conforming Waterfront Commercial operation, as a long advocate of the protection and development of responsible use in this Zone, I am expecting the Board to stand by its dramatic changes made in January of 2024 and expect this property to develop a conforming use. As this Board's own ZBA Chair stated- perhaps as a charter office or bait shop.

I am available for questions at any time.

Regards,

Ian Wile
Resident- 234 5th Avenue
Business Owner 211 Carpenter Street, 216 Main Street