

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

- - - - -

VILLAGE OF GREENPORT

BOARD OF TRUSTEES

REGULAR SESSION

- - - - -x

Greenport Firehouse

September 25, 2025

6:00 p.m.

B E F O R E:

KEVIN STUESSI ~ MAYOR (Not Present)

PATRICK BRENNAN ~ DEPUTY MAYOR

MARY BESS PHILLIPS~ TRUSTEE

LILY DOUGHERTY-JOHNSON ~ TRUSTEE

JULIA ROBINS ~ TRUSTEE

CANDACE HALL ~ VILLAGE CLERK

BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

All other interested parties

2 DEPUTY MAYOR BRENNAN: All
3 right, welcome, everyone. Welcome
4 to the September 25, 2025, Board of
5 Trustees Regular Session meeting.
6 The Mayor has been asked to be
7 excused this evening. Can I get a
8 motion to open the meeting?

9 TRUSTEE PHILLIPS: Second.

10 DEPUTY MAYOR BRENNAN: All in
11 favor?

12 TRUSTEE ROBINS: Aye.

13 DEPUTY MAYOR BRENNAN: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

16 DEPUTY MAYOR BRENNAN: Stand
17 for the Pledge of Allegiance.

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

20 DEPUTY MAYOR BRENNAN: Please
21 remain standing for a moment of
22 silence for the following Greenporters:

23 Donya Van Buren

24 Sidney Douglas "Sid" Beebe Jr.

25 (Whereupon, a moment of

2 silence was held.)

3 DEPUTY MAYOR BRENNAN: Thank
4 you. Okay, we're going to start
5 with a couple of announcements.

6 The Greenport Fire Department
7 will conduct the annual hydrant
8 testing on Sunday, October 26,
9 2025.

10 Village Hall will be closed on
11 Monday October 13, 2025, in the
12 observance of Indigenous Peoples
13 Day and Columbus Day.

14 The Fireboat Fire Fighter has
15 arrived in the Village. Be sure to
16 checked out this incredible piece
17 of history in Mitchell Park Marina.

18 All right, now we're going to
19 move into the public hearing
20 section -- segment. I don't think
21 we need a motion because the two
22 hearings are open.

23 VILLAGE ATTORNEY STOLAR: (Nodding.)

24 DEPUTY MAYOR BRENNAN: So we
25 have two before us. I'd like to do

2 one at a time. The first public
3 hearing is to discuss the proposed
4 local law to amend Chapter 142,
5 entitled "Wetlands" of the code of
6 the Village of Greenport. This
7 public hearing remained open from
8 September 18, 2025, Work Session
9 meeting.

10 Anyone from the public like to
11 speak on Chapter 142?

12 (No response.)

13 DEPUTY MAYOR BRENNAN: All right,
14 seeing that there's no comments on
15 the public hearing for Chapter 142,
16 this Board can decide to keep this
17 open or we can close this. What's
18 the feeling of the Board?

19 TRUSTEE DOUGHERTY-JOHNSON: We
20 didn't get any comments on this
21 last time this opened, right? It's
22 really just to put signage up when
23 we have Wetlands permits, correct;
24 it's a change?

25 VILLAGE ATTORNEY STOLAR: It's

2 just a little bit more than that.

3 It's the placard and require notice

4 be sent to --

5 TRUSTEE DOUGHERTY-JOHNSON: Right.

6 VILLAGE ATTORNEY STOLAR: --

7 and set forth a time in which it

8 has to be published in the paper.

9 TRUSTEE DOUGHERTY-JOHNSON: I
10 mean, I move we close it.

11 TRUSTEE PHILLIPS: It's really

12 doing the all the signage. It has

13 nothing to do with the process or

14 procedure within Village Hall.

15 It's just dealing with getting

16 notification out to people that

17 there is a Wetlands permit.

18 DEPUTY MAYOR BRENNAN: Okay,

19 we have a motion to close it. Is

20 there a second?

21 MEMBER ROBINS: I'll second that.

22 DEPUTY MAYOR BRENNAN: All

23 right, just a little further

24 discussion. I just had a question

25 about the notice requirements for

2 neighbors. The language in the
3 draft or the proposed it law says
4 adjacent -- line adjacent property
5 owner. Is that consistent with how
6 we notice other...

7 TRUSTEE PHILLIPS: Yeah, it is.

8 VILLAGE ATTORNEY STOLAR: I
9 believe so.

10 MEMBER ROBINS: Is it just
11 next door or is it across the
12 street or adjacent?

13 VILLAGE ATTORNEY STOLAR: No,
14 adjacent, touching.

15 TRUSTEE PHILLIPS: Okay, the
16 Planning Board -- this is how I
17 used to do it in ZBA and I think
18 they're still it the same way, is
19 that the Chairman takes a look at
20 the legal notices going out and I
21 believe it goes to the houses that
22 is are in a circle. In other
23 words, they do a circle around the
24 property. That's what they should
25 be doing, not just next door.

2 VILLAGE ATTORNEY STOLAR: That
3 would be different than this
4 language then if they're doing it
5 that way, you're talking --

6 TRUSTEE PHILLIPS: I don't
7 know how they're doing it. I'm
8 just -- you know, that's how I used
9 to do it was a radius.

10 VILLAGE ATTORNEY STOLAR: If
11 you have a radius, right, that
12 would be 100 foot, 200, whatever
13 the linear distance is for the
14 radius, that's what you're
15 referring to. I can take a quick
16 look to figure it out.

17 DEPUTY MAYOR BRENNAN: Okay, I
18 think --

19 TRUSTEE PHILLIPS: Well, we
20 can close the hearing.

21 DEPUTY MAYOR BRENNAN: I think
22 we can still close this.

23 TRUSTEE PHILLIPS: Yeah, it's
24 just we'll have a discussion at
25 Work Session.

2 DEPUTY MAYOR BRENNAN: Yeah.

3 Okay, so we have a motion and
4 second to close the public hearing
5 on Chapter 142. All in favor?

6 TRUSTEE ROBINS: Aye.

7 DEPUTY MAYOR BRENNAN: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 DEPUTY MAYOR BRENNAN: All
11 right, so that's closed.

12 Let's move on to Number 2 on our
13 public hearing. This is a public
14 hearing to discuss a proposed local
15 law to amend Chapter 103 entitled
16 "Rental Properties" of the code of
17 the Village of Greenport. This
18 public hearing remained open from
19 September 18, 2025, Work Session
20 meeting. Is there anyone from the
21 public that would like to address
22 the Board on Chapter 103?

23 Please remember to state your
24 name and address.

25 MS. RIVARA: Good evening

2 Karen Rivara, 628 Carpenter Street
3 in Greenport. I am just encouraging
4 you to close the hearing and adopt
5 the code as proposed. I think that
6 it clarifies some -- especially
7 with the definitions, it just
8 offers more clarity.

9 And I guess, most importantly, I
10 would ask that the code be
11 enforced. And I think if you need
12 have a full-time building inspector
13 and code enforcement officer
14 because a lot of the codes that are
15 on the books now in the Village are
16 not being -- they're being broken
17 with no consequence and so bad
18 actors are able to continue to be
19 bad actors and it's very frustrating
20 to the neighbors who live next to
21 somebody who is not following even
22 the current code.

23 And on Carpenter Street we have
24 people who are not following the
25 current code. It's disruptive to

2 the neighbors that are here
3 full-time and there are properties
4 right now being upgraded and will
5 likely be rented as Airbnb's and I
6 would like them to be compliant and
7 have somebody make sure that they
8 are compliant because I deserve to
9 enjoy my home as well. Thank you.

10 DEPUTY MAYOR BRENNAN: Thank
11 you. Would anyone else like to
12 address the Board?

13 MR. SALADINO: I will.

14 DEPUTY MAYOR BRENNAN: Please
15 come up. Don't be shy.

16 (Laughter.)

17 MR. SALADINO: My name is John
18 Saladino and I live on 6th Street.
19 I attended the Work Session where I
20 heard the opposition to the new
21 code amendment. For the public, I
22 was a member of the Code Committee
23 that took this question up for two
24 years.

25 If the question here for the --

2 for this portion -- for this code
3 revision, if the question to the
4 Board is, will this code revision
5 create more year-round housing, the
6 Code Committee provided to the
7 Village Board 40 or 50 surveys and
8 statements from 40 or 45 municipalities
9 that conducted inquires into will
10 short-term rentals effect year-round
11 housing. And some of the
12 municipalities Greenport Village
13 sized and some were as large as Los
14 Angeles and San Francisco. And the
15 overwhelming response was yes, it will.

16 If this law is serious about
17 creating year-round housing, I know
18 there's perhaps one or two members
19 that aren't because they're profit
20 motivated, they earn income
21 short-term rental maintenance or --
22 but if the rest of the Board is
23 serious about creating year-round
24 housing, for the last 10 or
25 12 years, we've been holding public

2 hearings with this concern and the
3 people that come, they tell them --
4 they tell you, they'll be deprived
5 of income, that they're customers
6 provide income to the merchants.

7 I think last week somebody says
8 that they're customers provide
9 \$40 000 to -- I don't know how they
10 came to that, except by asking
11 their merchants -- their customers
12 how much they spend with the
13 merchants. I don't know if anybody
14 did a survey how much a year-round
15 resident provides to the merchants
16 in the Village.

17 I know my credit card bill is
18 \$3,000 a month and most of it is
19 food and drink. Most of it is food
20 and drink and Costco stuff. And
21 I'm a year-round resident and, I'm
22 guessing, an average guy.

23 So I don't understand how we can
24 differentiate between a guy that
25 comes here for the weekend and he

2 contributes more to the merchants
3 downtown than a year-round resident.
4 So for years we've been debating
5 this. It's about time we like fish
6 or cut bait.

7 It's either you vote and it's not
8 challenged, or you vote and it is
9 challenged. And we have a great
10 attorney and he fights it in court
11 and we leave it up to an
12 administrative law judge to decide
13 if it's legal or if it's not.

14 But you can't keep clutching your
15 pearls and ringing your hands and
16 saying, oh, we need housing, we
17 need -- not affordable housing. A
18 lot of the people that have
19 short-term rentals, they said well,
20 it's not going to provide affordable
21 housing. The conversation was
22 never about affordable housing. It
23 was about year-round housing.

24 I don't believe that anybody that
25 has a short-term rental, we're

2 going to drive them out of town if
3 they can't short-term rental and
4 rent anymore and have to provide
5 year-round housing. I don't
6 believe they're going to sell their
7 house. A couple might, but a
8 couple won't. And those that do,
9 the people that buy those houses,
10 who's to say they won't rent year
11 round?

12 So to pan to the 10 or 12 or 15
13 or 20 people that show-up at these
14 meetings that are more vocal than
15 the silent majority that's out
16 there, that the survey that the
17 Planning Board conducted that
18 overwhelmingly believes that you
19 should get rid of short-term
20 rentals, I'm not sure what the
21 Board's motivation is. Is it to
22 garner political capital? Is it to
23 worry about the next election?

24 But if you're looking at things
25 as far as -- if you're looking at

2 things as far as the reality of the
3 situation, the overwhelming majority
4 of the people of the incorporated
5 Village of Greenport would rather
6 see full-time housing as opposed to
7 short-term rental.

8 I don't know what else there is
9 to say about this. We can go on.
10 I mean, the Village Board's solution --
11 there used to be a saying that
12 Southold Town and Shelter Island's
13 solution to affordable housing was
14 Greenport. This Board's attitude
15 seems to be, the solution to this
16 question is, let's have another
17 public hearing. Let's have another
18 revision to the code.

19 At some time -- again, Mary Bess
20 might understand, at some time you
21 got to fish or cut bait. It's
22 like, guys, vote. If it passes, it
23 passes. If it doesn't, Brian draws
24 up another edition of the code.

25 How many public hearings are we

2 going to have? How many times are
3 we going to show-up here and listen
4 to Saladino, listen to John Kramer,
5 listen to Don Fisher, listen to
6 somebody give their opinions about
7 this? It's like, at some point,
8 you guys got to do the job that you
9 were elected to do.

10 If you think that short-term
11 rentals affect the quality of the
12 life and the amount of long-term
13 rental, year-round rental, in the
14 Incorporated Village, you got to do
15 something about it. Thanks for
16 listening. Thank you.

17 DEPUTY MAYOR BRENNAN: Thank
18 you. Is there anyone else from the
19 public that would like to speak
20 about Chapter 103?

21 MR. BUCHANAN: And that's
22 short-term rental?

23 TRUSTEE PHILLIPS: Yes.

24 DEPUTY MAYOR BRENNAN: Yes, it's
25 rental properties, Chapter 103.

2 MR. BUCHANAN: Shawn Buchanan,
3 Second Street. So I think there's
4 a couple of things here with the
5 short-term rentals. I think
6 everybody here can agree that, for
7 the most part, I'm here the
8 majority of time. I also am
9 currently unemployed because the
10 clients that I had at my previous
11 job, they didn't pay their bills.

12 So when you get into these six
13 figure amounts, you know, while
14 you're looking for a job, sometimes
15 I leave my house for a certain
16 number of weeks and rent it out.
17 I'm here a lot of the time.

18 And then when we talk about --
19 when Dinni talks about affordable
20 housing and how people on Shelter
21 Island build these structures or do
22 whatever and all these opportunities,
23 I would just hate to think when some
24 of us are just getting by, volunteering
25 in the fire department, volunteering

2 on boards, volunteering for the
3 skate park, are here the majority
4 of time, just trying to pay our
5 bills and not be -- and not not pay
6 our mortgage and have a lawsuit
7 against us, I think that there has
8 to be a little bit of forgiveness
9 there, right?

10 All of my neighbors, they know I
11 rent. I'm very, very strict about
12 who rents from me because it's my
13 home. We heard from John and John
14 last week. His neighbors are in a
15 similar boat. I don't think we can
16 look at this across the board.

17 When we're looking at rentals,
18 we've heard from our chiefs that
19 there is overcrowding in some homes
20 and the Village does nothing about
21 it. We don't know how many people
22 are living in certain homes. We've
23 heard this from other people in
24 this community.

25 So I think the rental -- overall,

2 the rental situation in Greenport
3 is complicated. So I just want to
4 be very careful when, you know,
5 people are trying to be here.
6 People are trying to participate
7 here. People are trying to give
8 back to their community and they're
9 not just exploiting this, and take
10 time, week after week, to show up
11 at these meetings.

12 The minute I got off a plane, I
13 came out here last week to be at
14 the meeting because it's that
15 important to me that I don't want
16 to be lumped in with these bad
17 actors when, in our neighborhood,
18 the worst bad actor is a basketball
19 court that you all refuse do
20 anything about, which it's on three
21 residential lots, which six
22 two-families homes could be on, and
23 we're doing nothing about it.

24 So from my perspective, if
25 housing is a real problem,

2 full-time, affordable, not
3 affordable, you got to look at this
4 whole thing and you've got to think
5 about how it works and who it's
6 impacting and what the problems are.

7 Because, to me, when you do a
8 side-by-side of the issues of the
9 basketball court, which is three
10 buildable lots. We have bad actors
11 that come in. There's violence
12 there, you all know it. A kid got
13 attacked there, right? We have
14 noise that you all refuse to address.
15 It's never happened. There's
16 enforcement across the board, just
17 like everything.

18 And so for you to say potentially
19 that for me to stay here and give
20 so much to this community because I
21 want to be here, but I've hit some
22 hard times and I don't have a
23 full-time job. So it's cheaper for
24 me to leave the country and rent my
25 house for a few weeks so I can pay

2 my mortgage for a year to come back
3 and be a volunteer firefighter, be
4 on the Planning Board, and be part
5 of this community and spend money
6 because I don't have a car. I'm
7 the person you guys always talk
8 about. I don't take up parking. I
9 walk everywhere. I shop everywhere.
10 So just think about me and think
11 about people like me and think
12 about the spaces that you have that
13 you control where you can make
14 full-time housing. Thank you.

15 DEPUTY MAYOR BRENNAN: Just a
16 moment. Mr. Buchanan, do you mind
17 if I ask you a question?

18 MR. BUCHANAN: Yes.

19 DEPUTY MAYOR BRENNAN: Thanks
20 for your comments. As the code is
21 proposed, do you find that that
22 suits your needs or does not meet
23 your needs?

24 MR. BUCHANAN: I guess I get
25 concerned when I hear members of

2 the public come up here and say,
3 make it a decision, do it for what
4 it is. And I know that certain
5 people have different ideas of
6 this. I'm concerned when I see a
7 \$5,000 fee, which is more than a
8 DUI, right? Like I would say me
9 renting for more than -- or less
10 than 30 days is less harmful than
11 driving under the influence. But I
12 don't know where else in the code
13 you have these sort of rates for --
14 like is there anything that gets a
15 \$5,000 fine in this Village?

16 Like are we unfairly targeting
17 Airbnb and VRBO because you have
18 this platform? Call it that. Say
19 you just don't want Airbnb and
20 VRBO. Because we know there are
21 people who are renting that will
22 never get caught who have a zillion
23 people or have one other person,
24 but technically we don't know if
25 they're there, because they don't

2 have a lease, for a day, a week, a
3 month. We don't know.

4 And I'm not trying to blow
5 anybody in, but it feels like this
6 is very targeted and I think that
7 there's a reason why. We have some
8 very bad actors out there. We have
9 people who have abused the system.
10 But there's a lot of us who don't.
11 We follow the current code.

12 And so, you know, if housing is
13 -- inventory is an issue, then why
14 are we not stopping people who buy
15 a two-family homes from converting
16 to a one-family home? Because we
17 really need them, we should say, if
18 you buy a two-family home, we need
19 real estate for full time people so
20 bad, you have to keep it a
21 two-family home. Like when is it
22 going to stop?

23 DEPUTY MAYOR BRENNAN: Okay.

24 Thank you for answering my question.

25 MR. BUCHANAN: Okay.

2 DEPUTY MAYOR BRENNAN: Is
3 there anyone else from the public
4 that would like to speak?

5 MR. KRAMER: John Kramer, 138
6 Central Avenue. So the discussion
7 now is if you get rid of an Airbnb,
8 you're going to get a full-time
9 resident and that just isn't the
10 case anymore. Greenport is now a
11 very desirable destination.

12 When I lived in Southold, in the
13 wintertime, I was in a community of
14 about -- well, I was in two
15 communities. Harbor Lights was
16 one. In the wintertime in Harbor
17 Lights, there were probably 3 of us
18 in a community of about 50 homes.
19 The rest were second homes because
20 Southold is a very desirable
21 community.

22 When I moved to Calfs Neck, there
23 were about 25 homes in the winter.
24 There were about 5 in the winter.
25 Everybody else was second homes.

2 In Greenport now who's buying
3 houses? Julia, who's buying
4 houses? Second homeowners, third
5 homeowners. What would draw
6 somebody to Greenport to live
7 full-time? There are no jobs.
8 That ship has sailed.

9 We have a need to house restaurant
10 workers. We have a need for town
11 employees, people like that, state
12 please, your please, but we don't
13 have a lot of good jobs. The
14 people who are buying -- I tried to
15 buy a house for a full-time renter
16 today. I heard this house was
17 going to go. I went to visit and
18 she said, no, no, no I've already
19 got it listed and it's going to
20 sell for a million dollars. Well,
21 it's a million dollar house. Who's
22 going to buy it? Not somebody
23 that's going to rent full-time.
24 That's the reality.

25 There are no more three-

2 four-hundred thousands dollar
3 houses in Greenport. If you want
4 full-time housing subsidize the
5 construction or subsidize the rent,
6 then you'll get full-time rentals.

7 DEPUTY MAYOR BRENNAN: Thank
8 you. Would anyone else like to
9 speak on this matter, Chapter 103
10 rental properties?

11 (No response.)

12 DEPUTY MAYOR BRENNAN: All
13 right, no. Before we move on, I
14 just want to acknowledge that the
15 Board received a letter from a
16 resident, or an e-mail, suggesting
17 that the -- this hearing be closed
18 and that we move to adopt the
19 resolution of the code.

20 Now what would the Board like do
21 with this? This is open from last
22 week -- from last month actually.

23 TRUSTEE PHILLIPS: My
24 suggestion is to close it, but we
25 need to discuss it at Work Session

2 next month.

3 DEPUTY MAYOR BRENNAN: What's
4 your feeling?

5 MEMBER ROBINS: I think we
6 will have to discuss it further, so
7 we can close it tonight. If that's
8 the desire of the rest of the
9 Board, I'll go along with it.

10 TRUSTEE DOUGHERTY-JOHNSON: I
11 think we can close it. I mean,
12 we've heard things, but now we're
13 hearing sort of from the same
14 people it seems like, so.

15 MEMBER ROBINS: I'll save my
16 comments for the discussion at Work
17 Session.

18 TRUSTEE PHILLIPS: Well, I
19 think that the public comments that
20 have come in from several of the
21 public, you know, several of the
22 previous public hearings where
23 things have been generated and
24 changed because that's what public
25 hearings are for is to present to

2 the public our -- what we think and
3 to see if they're moving in the
4 same direction.

5 I just would feel more
6 comfortable that we, as a Board,
7 have this discussion after -- now
8 that we've heard the comments. So
9 that's my feeling.

10 DEPUTY MAYOR BRENNAN: Thank
11 you. Would someone like to make
12 the motion?

13 TRUSTEE PHILLIPS: I'll make
14 the motion to close the public
15 hearing for Chapter 103 entitled
16 "Rental Properties". So moved.

17 TRUSTEE DOUGHERTY-JOHNSON: Second.

18 DEPUTY MAYOR BRENNAN: Alright.

19 TRUSTEE DOUGHERTY-JOHNSON: Second.

20 DEPUTY MAYOR BRENNAN: All right,
21 all in favor?

22 TRUSTEE ROBINS: Aye.

23 TRUSTEE PHILLIPS: Aye.

24 TRUSTEE DOUGHERTY-JOHNSON: Aye.

25 DEPUTY MAYOR BRENNAN: I vote aye.

2 Okay, we are going to move into
3 the public comment segment. Again,
4 thank you all who came to discuss
5 this. We appreciate your comments.

6 So we're in the public comment
7 segment of our meeting where people
8 can address the Board on any matter
9 of their concern. Would anyone
10 like to speak? Oh, Maureen faked
11 me out there.

12 (Laughter.)

13 DEPUTY MAYOR BRENNAN: Okay,
14 Karen?

15 MS. RIVARA: Karen Rivara, 628
16 Carpenter Street. I'm just going
17 to say 'm hoping that you are close
18 to hiring a Village administrator
19 and that you can move forward
20 hiring a full-time building
21 inspector and enforcement officer.

22 The building inspector part-time
23 guy is fine. I have no complaints,
24 it's just he's one person part-time
25 and we just have a lot of needs.

2 So I'm hoping that we can move
3 forward on getting Village Hall
4 fully staffed. So that's been my
5 concern, so I figured I would voice it.

6 DEPUTY MAYOR BRENNAN: All
7 right, well, I appreciate that. I
8 too am hoping that we are close to
9 hiring a Village administrator.
10 And it would be my suggestion that
11 we move on to the code enforcement
12 and building department once the
13 Village administrator is on Board.
14 I think that it will be important
15 that they are participating in
16 that, filing out those departments.

17 MS. RIVARA: Agreed, thank you.

18 DEPUTY MAYOR BRENNAN: Would
19 anyone else like to address the Board?

20 (No response.)

21 DEPUTY MAYOR BRENNAN: Okay,
22 so -- yes, please.

23 MS. MILLER: Leueen Miller,
24 424 4th Street. I look out my
25 porch and I miss the Peconic boats

2 that have disappeared, I gather,
3 for good. And together with their
4 absence and the absence of the
5 Village dock, I think that both of
6 those have been detrimental to the
7 Village for obvious reasons.

8 And now I hear that there's a
9 plan to move the fishing boats
10 somewhere else and fill that space
11 some of the yachts that are bigger
12 and bigger and more frequently
13 coming to Greenport.

14 And so my question is, what is
15 the plan for the Railroad Dock? I
16 understand that it needs repair,
17 that there's no money to repair it.
18 And I think, you know -- I think
19 the fishing boats there who don't
20 seem to move very much anymore, but
21 they are part of the charm and part
22 of the history and the fishing
23 aspect of the Village.

24 And I think there's some sort of
25 shortsighted decisions being made

2 vis-a-vis letting the Peconic Star
3 boats go, letting the Village dock,
4 which brought a lot of people into
5 the Village. Whether they should
6 be charged or not, that's a whole
7 another question.

8 But I could -- you know, on a
9 summer day, the number of boats
10 that come mainly over from Shelter
11 Island bringing people to go out to
12 dinner, to shop, whatever and now
13 they -- some of them know that the
14 dock is no longer there. Others
15 don't and you can see them kind of,
16 you know, frustrated, what's happened.

17 So I just wanted to know if there's
18 any plan for that area, the Railroad
19 Dock, and bringing some viable --
20 well, either retaining the --

21 DEPUTY MAYOR BRENNAN: Well,
22 thank you for your comments. I'll
23 try to address your questions.

24 MS. MILLER: Okay.

25 DEPUTY MAYOR BRENNAN: So I

2 think it's safe to say that this
3 Board is interested in developing a
4 new plan for our Visitor's Dock and
5 we hope to have something in place
6 perhaps for the upcoming season. I
7 wont' be this year. The boating
8 season is ending.

9 And as far as the party fishing
10 vessels, we share your concerns.
11 So this Board was not involved with
12 discouraging that relationship and
13 we would very much like to see party
14 fishing vessels operating from there.
15 So we will do what we can to encourage
16 that kind of activity if there's
17 another operator that's interested.

18 This Board did not take any action
19 at all to end the relationship
20 with the Peconic Star folks. So
21 that lease or their license
22 agreement is still in effect until
23 next spring. And it's my understanding
24 that they have made some business
25 decisions based on several factors

2 and that they are no longer
3 interested in operating there.

4 But it's not something that's
5 coming from this Board. I think
6 everyone on this Board would like
7 to encourage that kind of activity
8 and we see it as a loss too. So
9 we'll do what we can to encourage
10 that kind of activity. It's good
11 for business. It's a great way for
12 people to get out on the water
13 relatively inexpensively.

14 And just the third point you
15 brought up about some plan as afoot
16 to change something about the
17 fishing vessels verses yachts at
18 the Railroad Dock?

19 MS. MILLER: That's just
20 something I heard.

21 DEPUTY MAYOR BRENNAN: Okay,
22 I'll just tell you I have not heard
23 anything about that. It's
24 certainly not a plan that I am
25 developing and I don't think any of

2 my colleague up here are involved
3 with anything like that.

4 TRUSTEE PHILLIPS: News to me.

5 (Laughter.)

6 MS. MILLER: And what about
7 the Village Dock, The little dock?

8 DEPUTY MAYOR BRENNAN: The
9 Visitor's Dock?

10 MS. MILLER: Uh-huh.

11 DEPUTY MAYOR BRENNAN: Yes, so
12 we would like to restore a version
13 of the Visitor's Dock for next
14 season. And I had been -- if you
15 had been listening, I had been
16 promoting that we would move that
17 into Mitchell Park Marina.

18 It's not decided yet, but I think
19 we're all very interested in being
20 a welcoming place and we know that
21 it's important to support our
22 businesses. We would like to come
23 up with ways where we can
24 effectively maintain our
25 infrastructure and that dock

2 suffered from lack of maintenance
3 and being exposed to the weather
4 there and it got smaller and
5 smaller over the years to the point
6 where it became completely
7 obsolete.

8 So we are going to look for ways
9 to fund that and restore the
10 Visitor's Dock for the -- I would
11 prefer to call it a short stay dock
12 for the upcoming season.

13 MS. MILLER: To be honest --
14 to be honest, from my observation,
15 and I can see it up quite closely,
16 it looked really fine to me. Maybe
17 it needed some repair. I
18 understand that something like
19 75,000 was needed to replace it or
20 repair it or something like that.

21 And I mean, surely, you know, you
22 could do a fundraiser. You could
23 ask some donation. You could do
24 some creative means of raising
25 money to generate 75,000 for a

2 Village dock. Being, my dock,
3 which is not too far from it, has
4 been there for 30 years. I hope
5 it's still okay. I think it's
6 still okay because we darn
7 expensive to replace it.

8 So, I don't know, it seems a
9 little capricious to me to suddenly
10 decide the dock was working, but
11 now it's no good several months
12 into the new year. Just an
13 observation.

14 TRUSTEE PHILLIPS: So the --

15 DEPUTY MAYOR BRENNAN: Yeah,
16 so --

17 TRUSTEE PHILLIPS: Go ahead.
18 I would like to make a comment.

19 DEPUTY MAYOR BRENNAN: Just
20 one more comment. We are looking
21 at ways to be creative about how to
22 finance and fund the new dock or
23 replacement dock, so I agree with
24 your suggestion there. Trustee
25 Phillips?

2 TRUSTEE PHILLIPS: Leueen, I
3 would just like to just put out to
4 the point that the Visitor's Dock
5 suffered, okay? Observations on my
6 part, there were vessels tying up
7 to it that would too large for it.

8 But on the other hand, this is an
9 opportunity for the Village Board
10 to take a look that the area as a
11 whole and perhaps create dockage
12 where the Visitor's Dock was for
13 the party boats to come where they
14 can actually load and unload a lot
15 easier than being where they are at
16 the moment. I think we have a
17 great opportunity to take a look at
18 that and see what kind of funding
19 is out there.

20 So I understand where you're
21 coming from. The Visitor's Dock is
22 important. I think the plans for
23 where it may go are perhaps a
24 better option. But I think that
25 this Board has an opportunity that

2 we can't miss out on in taking a
3 look at new opportunities down there.

4 MS. MILLER: Well, that sounds
5 good, but I would hope that adjacent
6 properties who might be effected by
7 some of these new ideas, that we
8 will be kept in the loop.

9 DEPUTY MAYOR BRENNAN: Certainly.

10 TRUSTEE PHILLIPS: Certainly.

11 MS. MILLER: Okay, thank you
12 very much.

13 DEPUTY MAYOR BRENNAN: Would
14 anyone else like to address the
15 Board on any matter?

16 (No response.)

17 DEPUTY MAYOR BRENNAN: Okay
18 seeing that there's no other
19 speakers, let's move on to our
20 resolutions.

21 TRUSTEE PHILLIPS: You want me
22 to read it.

23 DEPUTY MAYOR BRENNAN: Well,
24 would you like start?

25 MEMBER ROBINS: I guess I

2 will. RESOLUTION 09-2025-1;

3 RESOLUTION adopting the September
4 2025 agenda as printed. So moved.

5 DEPUTY MAYOR BRENNAN: Second.

6 TRUSTEE PHILLIPS: We need to
7 amend this to -- that we'll be
8 amending this agenda to add three
9 separate items to the end that will
10 be dealing with three resolutions
11 dealing with repair at the Ferry
12 Company and, two, dealing with the
13 Mitchell Park bulkhead.

14 DEPUTY MAYOR BRENNAN: Okay.
15 I understand we're going to add
16 resolutions. Do we have to amend
17 the agenda?

18 TRUSTEE PHILLIPS: No, I'm
19 just asking.

20 VILLAGE ATTORNEY STOLAR: No, no.

21 TRUSTEE PHILLIPS: Okay.

22 VILLAGE ATTORNEY STOLAR: You
23 can do walk-ons when they're last
24 minute --

25 TRUSTEE PHILLIPS: Okay, that's

2 all I wanted.

3 VILLAGE ATTORNEY STOLAR: --
4 without changing first resolution.

5 TRUSTEE PHILLIPS: Okay. All
6 right, that's fine.

7 DEPUTY MAYOR BRENNAN: Okay,
8 so we have a motion and second?

9 TRUSTEE PHILLIPS: Yes, I
10 seconded.

11 DEPUTY MAYOR BRENNAN: Okay,
12 all in favor?

13 TRUSTEE ROBINS: Aye.

14 DEPUTY MAYOR BRENNAN: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE DOUGHERTY-JOHNSON: Aye.

17 DEPUTY MAYOR BRENNAN: Motion
18 is approved.

19 RESOLUTION 09-2025-2.

20 RESOLUTION accepting the monthly
21 reports of the Greenport Fire
22 Department, Village Administration,
23 Village Treasurer, Village Clerk,
24 Village Attorney, Mayor and Board
25 of Trustees. So moved.

2 TRUSTEE PHILLIPS: Second.

3 DEPUTY MAYOR BRENNAN: Discussion,
4 please. I don't recall from last
5 week if the Village Administration
6 report included a complete building
7 department report. Is anyone
8 familiar with that?

9 TRUSTEE PHILLIPS: It came
10 afterwards. It came afterwards.
11 Didn't we get an e-mail.

12 DEPUTY MAYOR BRENNAN: Did it?

13 TRUSTEE DOUGHERTY-JOHNSON: There
14 was a page, I think, for August and
15 I think that was last week and it
16 did have some information. I don't
17 think it was complete in terms of
18 like code enforcement and other --
19 I think it had building permits only.
20 I was going to bring that up also.

21 DEPUTY MAYOR BRENNAN: Okay.
22 Well, the public has been asking
23 that we have a comprehensive
24 building department report and it
25 behooves this Board to make sure

2 that's happening.

3 TRUSTEE DOUGHERTY-JOHNSON: I
4 think also the suggestion that we
5 talked about previous months of
6 having -- because we've missed them
7 now for a while, of us eventually
8 having like the backlog.

9 DEPUTY MAYOR BRENNAN: I would
10 like to see a summary of the entire
11 year by yearend. That would make
12 sense, so we can catch up on --

13 TRUSTEE DOUGHERTY-JOHNSON: Yes,
14 I think that does make sense.

15 DEPUTY MAYOR BRENNAN: Trustee
16 Phillips?

17 TRUSTEE PHILLIPS: I was going
18 to say that I would think that by
19 next Work Session they should be
20 able to compile at least the last
21 four or five months building permit
22 activity and other activity. I'm
23 sure they have a spreadsheet for
24 it. I don't think it would be that
25 difficult to get it to us. But I

2 do, in a discussion and I think I
3 would like to include the
4 discussion of the report, but at
5 next Work Session, some discussion
6 among us as to what we would like
7 to see during the next budget year,
8 the building department as far as
9 how make-up is going to be and what
10 staffing really needs to be there.
11 And I think that would be a
12 value -- a very valuable
13 conversation for the Mayor and
14 Village Treasurer to hear as we
15 start getting into the budget year,
16 which will be at the end of
17 December, so.

18 DEPUTY MAYOR BRENNAN: Yes,
19 that makes sense. So you would
20 like to come to the next Work
21 Session -- would you like the Board
22 to be prepared to speak about --

23 TRUSTEE PHILLIPS: The
24 building --

25 DEPUTY MAYOR BRENNAN: -- staffing.

2 TRUSTEE PHILLIPS: In the
3 building department, yes.

4 DEPUTY MAYOR BRENNAN: Sounds
5 good. Okay, so we have a motion
6 and a second. All in favor?

7 TRUSTEE ROBINS: Aye.

8 DEPUTY MAYOR BRENNAN: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE DOUGHERTY-JOHNSON: Aye.

11 DEPUTY MAYOR BRENNAN: Motion
12 is approved.

13 TRUSTEE PHILLIPS: Brian, I'm
14 going to ask you the question.

15 VILLAGE ATTORNEY STOLAR: So
16 the only thing you need to do is
17 summarize this just based --

18 TRUSTEE PHILLIPS: I'll
19 summarize; thank you.

20 VILLAGE ATTORNEY STOLAR: I'll
21 summarize it for you.

22 This is RESOLUTION Number
23 09-2025-3. The summary of this,
24 without reading the whole thing is
25 that: It has come to the attention

2 of the Board that two listed
3 properties previously listed --
4 previously opted out of the Sandy
5 Beach extension agreements.

6 One property was mistakenly
7 included in the previous resolution.
8 The first payment referenced in the
9 original agreements has already
10 been paid, which the payment should
11 be made clear in the resolution.
12 And use of addresses should contain
13 a corresponding Suffolk County Tax
14 Map designation.

15 This resolution addresses all
16 four of those items to clean up the
17 previous resolution that was
18 adopted by the Board last month.

19 TRUSTEE PHILLIPS: So moved and --

20 TRUSTEE DOUGHERTY-JOHNSON: Second.

21 TRUSTEE PHILLIPS: The one
22 request -- so moved. And I would
23 like this resolution written into
24 the minutes. So could we provide
25 that for the --

2 VILLAGE CLERK HALL: Yes, they
3 always get a copy of the --

4 TRUSTEE PHILLIPS: Okay, but I
5 didn't read this into the minutes.
6 So I would like it put into the
7 minutes, okay? It's rather
8 lengthy.

9 DEPUTY MAYOR BRENNAN: That's
10 a good idea. I have a discussion.
11 Two questions on this. And I guess
12 it's a question for counsel. I
13 know this resolution is for the
14 extension of the agreements, but
15 what is the nature of the agreement?
16 I don't really understand what it
17 is we're agreeing to with the folks
18 on Sandy Beach.

19 VILLAGE ATTORNEY STOLAR: It's
20 an agreement where the owners of
21 property on Sandy Beach all have
22 paid into the Village a certain
23 payment and will pay more to assist
24 with the hookup of sewage to Sandy
25 Beach if that is to occur.

2 There are timeframes that are set
3 forth in the agreement where the
4 residents are entitled to their
5 money back, for instance, if we
6 don't take certain action by a
7 certain timeframe. And if we do
8 take certain action, then they have
9 to pay the full amount.

10 DEPUTY MAYOR BRENNAN: So is
11 the purpose of the agreement for
12 them to demonstrate their interest
13 because it's not really binding?

14 VILLAGE ATTORNEY STOLAR: Well --

15 DEPUTY MAYOR BRENNAN: The
16 money is returned if nothing -- if
17 no action is taken.

18 VILLAGE ATTORNEY STOLAR: Correct,
19 which is binding if action is taken.
20 But if no action is taken, the
21 money is returned unless it is
22 extended again.

23 DEPUTY MAYOR BRENNAN: Okay.
24 And then what is the implication of
25 property owners who opt out? How

2 does that work?

3 VILLAGE ATTORNEY STOLAR: They
4 opt out, they opt out. This was
5 more voluntary, but then by
6 agreement.

7 MEMBER ROBINS: They don't
8 have to hook up then?

9 VILLAGE CLERK HALL: They have
10 another -- I've been told by Joe
11 Corso that they've -- those three
12 properties or two properties have a
13 different septic system already in
14 place. So they've already moved
15 forward with another option.

16 TRUSTEE PHILLIPS: Okay, which
17 from Suffolk County?

18 VILLAGE CLERK HALL: Correct, Joe?

19 MEMBER ROBINS: Yeah.

20 MR. CORSO: Can I speak?

21 DEPUTY MAYOR BRENNAN: Yeah,
22 let's have Joe Corso come to the
23 podium. Maybe you can help clarify
24 my question. Thank you.

25 MR. CORSO: You're welcome.

2 Joe Corso, 4 Sandy Beach Road. The
3 three properties, one of them,
4 which is my brother's property, is
5 closest so to the jetty is in
6 basically Southold Town, most of
7 it. There's a small, small section
8 that is in Greenport. Literally
9 like a postage stamp.

10 And they have put in an IA system
11 many years ago, like about three or
12 four years ago. So they don't need
13 to need hook up to the sewer. The
14 other two opt outs decided to opt
15 out because they're on the creek
16 side of the street and they have a
17 lot more property that if they want
18 to put in an IA system, they have
19 the space to do it. The rest of us
20 don't. So that's the reason why
21 they -- and I had inadvertently --
22 when we were redoing the
23 extensions, Brian had asked for a
24 listing of all of the property
25 owners. And I had inadvertently

2 told our secretary just send out
3 our master list, not thinking that
4 we had three properties that never
5 really opted in, they never signed
6 any contracts or anything.

7 And just to go on a little bit
8 more, the money that we had given
9 to the Village so far is really
10 just a good faith down payment. So
11 there's just trigger points of, if
12 work hasn't started, what do we do
13 next? You know, how do we -- do we
14 proceed or do we get the money
15 back?

16 And part of it is -- part of the
17 way the agreement is written -- and
18 I'm trying to give you a little
19 more history because I realized one
20 of the other meetings, which I saw
21 online, nobody really knew because
22 it was a different Board here when
23 we first signed onto these contracts.

24 So basically when we started
25 pushing -- we've been looking for a

2 sewer line for years and years.
3 But the last three years it seems
4 to have gathered some momentum.
5 Part of the agreement was that if
6 Safe Harbor hooks up, then we could
7 tap off that line and come around.
8 It's a much bigger project if we go
9 through with Safe Harbor.

10 We're of the thought right now --
11 and I can't vouch for this, but
12 some of the sources I hear is that
13 Safe Harbor is not interested in
14 doing it. The company was taken
15 over by Blackstone, so they have a
16 freeze on, kind of, any major
17 projects. Don't quote me on any of
18 that. I mean, put it in the
19 record, but, you know, what I'm
20 hearing is that they're not going
21 to proceed.

22 Our wish, at this point, would be
23 to just come across from where the
24 condos are under the harbor and
25 then just right down Sandy Beach;

2 one line and that's it. Instead of
3 having to come all the way around
4 from Safe Harbor. Because now,
5 again, we get Southold Town
6 involved in this whole project.

7 MEMBER ROBINS: And that HTD
8 drilling thing was not approved by
9 this Board though. I mean, you
10 know, that was a little bit
11 controversial. What you're talking
12 about is going underneath?

13 MR. CORSO: Right.

14 MEMBER ROBINS: From Manor Place?

15 MR. CORSO: I wasn't even aware
16 that there was an engineering report.
17 That's something we've been wondering.

18 MEMBER ROBINS: Well, I don't
19 think there was. It was just a
20 discussion basically. But I think
21 we had some kind of a diagram,
22 didn't we, Mary Bess, a site plan?

23 TRUSTEE PHILLIPS: Well, there
24 was the grant money that was
25 provided for researching putting

2 the sewer over there, which brought
3 this about, okay?

4 MR. CORSO: Uh-huh.

5 TRUSTEE PHILLIPS: But I think
6 that perhaps, as far as for other
7 people who want to hook up, we, as
8 a Board, are waiting for a sewer
9 report here so that we can make
10 some policy decisions. And as to
11 date, we haven't received it yet.

12 So hopefully if we receive it and
13 can start acting on something as a
14 Board, and I think that my other
15 colleagues here would agree with
16 me, that once we receive that, it
17 give us an idea of where we can go
18 on a lot of things.

19 MR. CORSO: Yeah, no, I agree.
20 We're totally in agreement.

21 DEPUTY MAYOR BRENNAN: Thank
22 you, Joe. Thanks for adding some
23 insight into that. I don't want to
24 speculate on other property owners
25 that are part of the agreement.

2 This is really just a resolution to
3 extend the agreement, but I
4 appreciate the additional
5 information. So we have a motion
6 and a second. All in favor?

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 DEPUTY MAYOR BRENNAN: And I
11 vote aye. The motion passes.

12 * * * * * * *

13 **RESOLUTION #09-2025-3**

14 *WHEREAS, on July 24, 2025, the*
15 *Board adopted Resolution #07-2025-32*
16 *(the "Resolution"), authorizing the*
17 *extension of agreements with property*
18 *owners relative to the request for*
19 *the wastewater main of the Village*
20 *of Greenport Wastewater Treatment*
21 *Plant to be extended to provide*
22 *access to properties in the Sandy*
23 *Beach Community, and WHEREAS, the*
24 *extension agreements authorized by*
25 *the Resolution provide for conditional*

2 *extensions to December 31, 2026 (if*
3 *the Village has not finalized a*
4 *certain agreement for work) and*
5 *July 31, 2028 (if the work has not*
6 *been commenced), and WHEREAS, the*
7 *Resolution provides for a listing*
8 *of property owners included as*
9 *being subject to the extension*
10 *agreements, and WHEREAS, it has*
11 *come to the attention of the Board*
12 *that (a) two (2) listed properties*
13 *previously opted out of the agreements,*
14 *(b) one property was mistakenly*
15 *included, (c) the first payment*
16 *referenced in the original agreements*
17 *has already been paid, which payment*
18 *should be made clear in the resolution,*
19 *and (d) the use of addresses should*
20 *contain a corresponding Suffolk*
21 *County Tax Map (SCTM) designation,*
22 *NOW, THEREFORE BE IT RESOLVED, THAT:*

23 1. *The following parcels are not*
24 *subject to the extension authorization,*
25 *as the property owners have*

Board of Trustees Regular Meeting ~ September 25, 2025

1 previously opted out:

2 2.

3 a. SCTM 1001-03-02-03 (Michael J. Corso and
Donna E. Abrams; and

4 b. SCTM 1001-03-03-25 (Richard McGrath and
Laura Jean McGrath); and

5 c. SCTM 1001-03-03-19.1 (Helen Sideris and
6 Nicholas Sideris)

7 2. The extension agreement applies to properties
and property owners who have previously made
8 the first payment as provided in the respective
agreements.

9 3. The following parcels are subject to the
extension authorization set forth in the
10 Resolution, and are set forth herein with SCTM
designations and proper addresses for ease of
11 reference:

12 SCTM	Street Address	Owners
1001-03-03-21	103B Sandy Beach Road	Barbara Edwards Delsman
13 1001-03-03-20	98 Beach Place	Thomas M. Hart
1001-03-03-24	102 Sandy Beach Road	Lynn Stepnoski
14 1001-03-03-25	102 Beach Place	Jeffrey D. Wachenfeld and Scott T. Wachenfeld
15 and 1001-03-03-26	3 Beach Place	Scott Wachenfeld and Dianne Wachenfeld
16 1001-03-03-27	Beach Place	Joseph Corso and Helen Corso
17 1001-03-03-29	6 Beach Street	Arleen G. Buckley
1001-03-03-30	7 Beach Street	K. Cicotte Revoc TRT
18 1001-03-03-31	7 Beach Street	Susan J. Edwards
1001-03-03-32	106 Beach Street	Nancy L. Pope
19 1001-03-03-33.1	10 Beach Street	Helen E. McCreary TRT
1001-03-03-33.3	11 Beach Street	Ingrid E. Young
20 1001-03-03-16	12 Beach Street	George Sucich
1001-03-03-15	13 Beach Street	Francis C. Murphy
21 1001-03-03-14	14 Beach Street	Marshall Leonard and Courtney Leonard
22 1001-03-03-13	15 Beach Street	Schenck-Jeney Family TRT
1001-03-03-12	16 Beach Street	John Roberts and Lenore Buckley
23 1001-03-03-11	17 Beach Street	Alexandra Marx
24 1001-03-03-10	18 Beach Street	Paul LLL Lieblich and Heidi Murphy
25 1001-03-03-9	19 Beach Street	Paula Casey 2022 Trust
1001-03-03-8	20 Sandy Beach Road	Paula Casey

Board of Trustees Regular Meeting ~ September 25, 2025

1	1001-03-03-7.3	21 Beach Street	21 Beach Street LTD
	1001-3-3-6	Beach Street	Michael Milano
2	1001-03-03-5	25 Beach Street	Paul Elliot and
			Eileen Elliott
3	1001-03-03-4.1	26 Beach Street	Robert Raines and David
			Raines, c/o Marilyn Raines
4		* * * *	* * *

5 TRUSTEE DOUGHERTY-JOHNSON: RESOLUTION 9-2025-4;

6 RESOLUTION authorizing the annual
 7 solicitation of bids for tree and stump removal
 8 services and stump grinding services on specified
 9 Village of Greenport streets and directing Clerk
 10 Hall to notice the bid solicitation accordingly.
 11 So moved.

12 MEMBER ROBINS: Second.

13 DEPUTY MAYOR BRENNAN: All in favor?

14 TRUSTEE ROBINS: Aye.

15 DEPUTY MAYOR BRENNAN: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 TRUSTEE DOUGHERTY-JOHNSON: Aye.

18 DEPUTY MAYOR BRENNAN: Motion is approved.

19 MEMBER ROBINS: RESOLUTION 09-2025-5;

20 RESOLUTION hiring of Julior Cruz Nunez, as a
 21 full-time Laborer for the Village of Greenport
 22 Road Department, at a pay rate of \$20.00 per hour
 23 effective 9/15/2025. All health insurance and
 24 other full-time employment benefit provisions
 25 specified in the current contract between the

Village of Greenport and CSEA
Local 1000 apply to this hiring,
as well as the standard twenty-six
week Suffolk County Civil Service
probationary period. So moved.

DEPUTY MAYOR BRENNAN:

Second. All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: Motion
is approved.

RESOLUTION 09-2025-6; RESOLUTION
hiring of Sue Ann Kostal, as a
full-time Administrative Aide for
the Village of Greenport Fire
Department at an annual salary of
\$60,000 per year, effective
9/29/2025. All health insurance
and other full-time employment
benefit provisions specified in
the current contract between the
Village of Greenport and CSEA

2 Local 1000 apply to this hiring,
3 as well as the standard twenty-six
4 week Suffolk County Civil Service
5 probationary period. So moved.

6 TRUSTEE PHILLIPS: Second.

7 DEPUTY MAYOR BRENNAN: Discussion,
8 please. Candace, can you confirm
9 that the title of Administrative
10 Aide is correct?

11 VILLAGE CLERK HALL: At this
12 time, yes. We are still awaiting
13 confirmation from civil service,
14 which is the traditional policy --
15 I'm sorry, process. We submit a
16 duty statement to civil service
17 and then they ultimately dictate
18 what the title is.

19 DEPUTY MAYOR BRENNAN: Okay.

20 VILLAGE CLERK HALL: But
21 based on what the chiefs had
22 researched, this is the title that
23 they believe is correct and I
24 agree with them at this time, but
25 civil service will ultimately make

2 a decision.

3 DEPUTY MAYOR BRENNAN: Okay,
4 thank you.

5 VILLAGE CLERK HALL: You're
6 welcome.

7 DEPUTY MAYOR BRENNAN: All
8 right, so we have a motion and a
9 second. All in favor?

10 TRUSTEE ROBINS: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 DEPUTY MAYOR BRENNAN: I vote
14 aye. The motion is approved.

15 TRUSTEE PHILLIPS: RESOLUTION
16 09-2025-7; RESOLUTION hiring Helen
17 Reiss as part-time Office
18 Assistant for the Village of
19 Greenport Fire Department at a pay
20 rate of \$20.00 per hour, effective
21 9/29/2025. So moved.

22 TRUSTEE DOUGHERTY-JOHNSON: Second.

23 TRUSTEE PHILLIPS: I have a
24 question. Is Helen, in this
25 position of Office Assistant, will

2 she still be dealing with the
3 ambulance stocking and
4 requirements for, you know,
5 restocking and supplies?

6 DEPUTY MAYOR BRENNAN: That
7 is my understanding that is, in
8 fact, her job. So it's called
9 Office Assistant, but she'll be
10 focused on the ambulance.

11 TRUSTEE PHILLIPS: Oh, okay.
12 All right. Okay, all right, so
13 that title fits what she's doing
14 again.

15 DEPUTY MAYOR BRENNAN: Well,
16 I would ask Candace, again, the
17 same question. Is the title
18 correct?

19 VILLAGE CLERK HALL: Same
20 answer.

21 TRUSTEE PHILLIPS: Okay.

22 VILLAGE CLERK HALL: So it's
23 an interesting process with civil
24 service. We can -- they give you
25 a list of titles that are on their

2 website, but ultimately we can't
3 use that and say, this is what I
4 want this person to do. They want
5 us to write our own version of a
6 job description. And then we
7 submit it to them and they
8 ultimately tell us, yes, you're
9 correct or, no, I think it's this
10 title based on the work that you
11 want this person to do.

12 TRUSTEE PHILLIPS: Okay.

13 TRUSTEE DOUGHERTY-JOHNSON: And
14 if they want to change it, that's
15 just paperwork --

16 VILLAGE CLERK HALL: Correct.

17 TRUSTEE DOUGHERTY-JOHNSON:
18 -- up in the clerk's office.

19 VILLAGE CLERK HALL: Correct.

20 TRUSTEE DOUGHERTY JOHNSON: But
21 it's not -- we don't have actually
22 have to change a resolution and
23 change a title.

24 VILLAGE CLERK HALL: No,
25 because a decision is -- by the

2 time it happens with civil
3 service, there's really no -- I
4 mean, the Mayor or an
5 administrator can -- you have the
6 right to contest their decision if
7 you don't think it's correct, but
8 I haven't seen that process
9 unfold. They're usually correct
10 in the titles that they determine.

11 TRUSTEE PHILLIPS: Okay.

12 DEPUTY MAYOR BRENNAN: Any
13 further discussion on this?

14 TRUSTEE DOUGHERTY-JOHNSON: No.

15 DEPUTY MAYOR BRENNAN: We
16 have a motion and a second. All
17 in favor?

18 TRUSTEE ROBINS: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 TRUSTEE DOUGHERTY-JOHNSON: Aye.

21 DEPUTY MAYOR BRENNAN: I vote
22 aye. The motion is approved.

23 TRUSTEE DOUGHERTY-JOHNSON:

24 RESOLUTION 09-2025-8; RESOLUTION
25 authorizing the transfer of Jarred

Lewis from part-time Recreation
Aide to the title of Full-Time
Custodial Worker 1 effective
September 22, 2025. All health
insurance and other full-time
employment benefit provisions
specified in the current contract
between the Village of Greenport
and CSEA Local 1000 apply to this
hiring, as well as the standard
twenty-six week Suffolk County
Civil Service probationary period.
So moved.

MEMBER ROBINS: Second.

DEPUTY MAYOR BRENNAN: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote
aye. The motion is approved.

MEMBER ROBINS: RESOLUTION
09-2025-9; RESOLUTION to approve
the contract between The Village
of Greenport and Granicus at

2 Carahsoft to implement the new
3 meeting management software (PEAK)
4 and authorizing Mayor Stuessi to
5 sign the contract from Granicus at
6 Carahsoft. So moved.

7 DEPUTY MAYOR BRENNAN:

8 Second. All in favor?

9 TRUSTEE DOUGHERTY-JOHNSON:

10 Discussion.

11 DEPUTY MAYOR BRENNAN: Yes.

12 TRUSTEE DOUGHERTY-JOHNSON: I
13 know we just brought this up last
14 week, but Candace wasn't here and
15 I don't know if you got an answer,
16 Mary Bess about is there also a
17 monthly fee or it's just the --
18 like on the contract there's an
19 annual fee. That's like 5,000.

20 TRUSTEE PHILLIPS: Yeah,
21 there's the annual fee, but is
22 there a monthly fee?

23 DEPUTY MAYOR BRENNAN: My
24 recollection is that it was listed
25 as an annual fee.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Yeah. No, and mine too. Sorry, I
4 should have seen what you wanted
5 to do or asked you earlier.

6 (Whereupon, the siren sounded.)

7 DEPUTY MAYOR BRENNAN: My
8 recollection was it was indicated
9 as an annual fee with like monthly
10 installments. So is your question
11 is there an additional fee?

12 TRUSTEE DOUGHERTY-JOHNSON:
13 Yes, I guess. I think maybe there
14 was versus like the monthly fee
15 for the website company maybe.

16 TRUSTEE PHILLIPS: Right, but
17 Granicus once in a while -- well,
18 as I said --

19 TRUSTEE DOUGHERTY-JOHNSON:
20 Right, on the abstract sometimes
21 it comes up as a monthly fee, but
22 it's like a separate.

23 VILLAGE CLERK HALL: Well, it
24 is a monthly fee right now for
25 IQM2. It \$440.79 a month. I'm

2 only seeing an annual fee here, so
3 we have the same contract as what
4 I'm looking at.

5 TRUSTEE PHILLIPS: Okay.

6 DEPUTY MAYOR BRENNAN: Yeah,
7 and our resolution here is to
8 approve the contract. So whatever
9 in that contract.

10 TRUSTEE DOUGHERTY-JOHNSON: Okay.

11 VILLAGE CLERK HALL: Adam has
12 been reviewing these. Any
13 contract that we've received from
14 them, they go straight to Adam for
15 his review. This was budgeted
16 for, this project. It did
17 increase, just so the Board is
18 aware, from the original contract.

19 The reason for the increase from
20 the original proposal from
21 Granicus was for our video, in
22 order to migrate all of our video,
23 which is between -- I think, the
24 Village started recording in 2016.
25 So until -- so between 2016 and

2 2023 when the new encoder was
3 purchased, all that data is in an
4 old system. So they're going to
5 give us all of that data for us to
6 manage.

7 TRUSTEE PHILLIPS: Okay.

8 DEPUTY MAYOR BRENNAN: All
9 right, any further questions on
10 this?

11 (No response.)

12 DEPUTY MAYOR BRENNAN: We
13 have a motion and a second on
14 Resolution Number 9. All in
15 favor?

16 TRUSTEE ROBINS: Aye.

17 TRUSTEE PHILLIPS: Aye.

18 TRUSTEE DOUGHERTY-JOHNSON: Aye.

19 DEPUTY MAYOR BRENNAN: I vote
20 aye. The motion is approved. Is
21 it my turn?

22 MEMBER ROBINS: Yes.

23 DEPUTY MAYOR BRENNAN:
24 RESOLUTION 09-2025-10; RESOLUTION
25 approving the public assembly

2 application received from Cliff
3 Harris on behalf of Greenport Fire
4 Department for the annual Parade
5 of Lights and Tree Lighting. The
6 proposed date is Saturday,
7 December 6, 2025, rain date
8 Sunday, December 7, 2025, between
9 4:30 p.m. to 7:30 p.m. So moved.

10 TRUSTEE PHILLIPS: Second.

11 DEPUTY MAYOR BRENNAN: All in
12 favor?

13 TRUSTEE ROBINS: Aye.

14 DEPUTY MAYOR BRENNAN: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE DOUGHERTY-JOHNSON: Aye.

17 DEPUTY MAYOR BRENNAN: Motion
18 is approved.

19 TRUSTEE PHILLIPS: RESOLUTION
20 09-2025-11; RESOLUTION adopting
21 the attached SEQRA resolution
22 regarding the proposed local law 5
23 of 2025 amending Chapter 150
24 (Zoning) of the Village of
25 Greenport Code; adopting lead

2 agency status, determining the
3 adoption of the local law amending
4 Chapter 150 (Zoning) to be an
5 Unlisted Action for the purposes
6 of SEQRA, and adopting a Negative
7 Declaration, determining that the
8 approval of the Local Law will not
9 have a significant negative impact
10 on the environment. So moved.

11 TRUSTEE DOUGHERTY-JOHNSON: Second.

12 DEPUTY MAYOR BRENNAN: All in
13 favor?

14 TRUSTEE ROBINS: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE DOUGHERTY-JOHNSON: Aye.

17 DEPUTY MAYOR BRENNAN: I vote
18 aye. The motion is approved.

19 TRUSTEE DOUGHERTY-JOHNSON:
20 RESOLUTION 9-2025-12 --

21 VILLAGE ATTORNEY STOLAR: Before you
22 start,
23 once you get to the bottom of
24 that, there's language missing.
25 So stop the proposed and I'll fill

2 it in.

3 TRUSTEE DOUGHERTY-JOHNSON: Okay,
4 sounds good.

5 Adoption Resolution for a
6 Local Law clarifying apartment
7 dwelling units as permitted uses
8 in the CR Commercial Retail zoning
9 district WHEREAS, the Board of
10 Trustees has been considering the
11 adoption of a local law to amend
12 Zoning Code to clarify that
13 apartment dwelling units are
14 permitted uses in the CR Retail
15 Commercial zoning district and
16 excluded from multi-family
17 dwelling regulations in Village
18 Code 150-18, and WHEREAS, the
19 Board referred the proposed local
20 law to the Suffolk County Planning
21 Commission and the Commission
22 recommended that the Board take
23 action as it deems appropriate,
24 and WHEREAS, the Board has
25 proposed the law to correct an

2 unintended incorrect cross-reference
3 adopted as part of the Village's
4 comprehensive revision to Chapter 150 with
5 respect to apartment
6 dwelling units, and WHEREAS, the
7 Board referred the proposed law to
8 the Planning Board and the
9 Planning Board issued report (a) acknowledging
10 that on account of the correction
11 of the error, the proposed law
12 makes sense and aligns with the
13 intent of the 2023 zoning amendments, which
14 were
15 designed to permit full-time
16 apartments in the CR zoning
17 district, and (b) recommending
18 that the Board not adopt this law
19 in isolation and instead defer
20 immediate action as the Planning
21 Board will be providing a full set
22 of recommendations relative to
23 housing development in the Village
24 for consideration by the Board,
25 and WHEREAS, the Board finds that

2 the law itself merely corrects a
3 previous scrivener's error and
4 that subsequent recommendations
5 relative to housing considerations
6 will provide an additional
7 opportunity for the Board to
8 advance housing goals and
9 objectives, and WHEREAS, the Board
10 determines that the adoption of
11 the law at this time is
12 appropriate given its intent to
13 correct a previous error and that
14 a more comprehensive plan will be
15 able to help address details
16 relative to housing opportunities,
17 and WHEREAS, the Board has conducted a
18 comprehensive environmental review
19 of the proposed...

20 VILLAGE ATTORNEY STOLAR:

21 Local law and determined that the
22 proposed law is an Unlisted Action
23 under SEQRA and will not result in
24 a significant adverse impact, and
25 WHEREAS, the Board published and

2 posted notice of the law as
3 required by law.

4 TRUSTEE DOUGHERTY-JOHNSON:

5 NOW, THEREFORE, BE IT RESOLVED
6 that the Board of Trustees of the
7 Village of Greenport hereby adopts
8 the proposed law as Local Law 5 of
9 2025, a local law amending
10 Chapter 150, to clarify apartment
11 dwelling units as permitted uses
12 in the CR Retail Commercial zoning
13 district and excluded from the
14 multi-family dwelling regulations
15 in Village Code 150-18, and

16 BE IT FURTHER RESOLVED, that the
17 Board directs the Village Clerk to
18 file the law with the New York
19 Secretary of State, and

20 BE IT FURTHER RESOLVED, that the
21 Board directs the Village Clerk to
22 publish a copy, summary or
23 abstract of this local law in the
24 official paper of the Village. So
25 moved.

2 MEMBER ROBINS: Second.

3 DEPUTY MAYOR BRENNAN: All in
4 favor?

5 TRUSTEE ROBINS: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE DOUGHERTY-JOHNSON: Aye.

8 DEPUTY MAYOR BRENNAN: I vote
9 aye. The motion passes.

10 MEMBER ROBINS: RESOLUTION
11 09-2025-13; RESOLUTION approving
12 all checks per the Voucher Summary
13 Report for Fiscal Year 2024/2025
14 dated September 23, 2025 in the
15 total amount of three
16 million three hundred and
17 ninety-one -- \$3,391.50 consisting
18 of:

19 All regular checks in the amount
20 of \$3,391.50, and

21 All prepaid checks (including
22 wire transfers) in the amount of
23 zero dollars. So moved.

24 DEPUTY MAYOR BRENNAN:

25 Second. All in favor?

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE PHILLIPS: Aye.

4 TRUSTEE DOUGHERTY-JOHNSON: Aye.

5 DEPUTY MAYOR BRENNAN: I vote
6 aye. The motion passes.

7 RESOLUTION 09-2025-14;

8 RESOLUTION --

9 (Whereupon, the siren sounded.)

10 DEPUTY MAYOR BRENNAN: Okay.

11 RESOLUTION 09-2025-14; RESOLUTION
12 approving all checks per the
13 Voucher Summary Report for Fiscal
14 Year 2025/2026 dated September 23,
15 2025 in the total amount of
16 \$798,293.08 consisting of:

17 All regular checks in the amount
18 of \$695,000; 358 -- let me reread
19 that; \$695,358.35, and

20 All prepaid checks (including
21 wire transfers) in the amount of
22 \$102,934.73. So moved.

23 TRUSTEE PHILLIPS: Second.

24 DEPUTY MAYOR BRENNAN: All in
25 favor?

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE PHILLIPS: Aye.

4 TRUSTEE DOUGHERTY-JOHNSON: Aye.

5 DEPUTY MAYOR BRENNAN: I vote
6 aye. The motion is approved.

7 Now we have three additional
8 add-on resolutions; is that
9 correct, Trustee Phillips?

10 TRUSTEE PHILLIPS: Yes.

11 DEPUTY MAYOR BRENNAN: Would
12 you like to read?

13 TRUSTEE PHILLIPS: I'll read,
14 yep, I'll read them. WHEREAS, the
15 Village -- I'm sorry, RESOLUTION
16 Number 09-2025-15; WHEREAS, the
17 Village Electrical Service
18 Superintendant, the Superintendant
19 has reported that the dangerous
20 condition relative to the electric
21 service panel that provide service
22 to the Railroad Dock, and WHEREAS,
23 the Superintendant reports that
24 the service panel is now leaning
25 out over the failing dock bulkhead

2 and is in immediate that it will
3 fail due to the failing bulkhead,
4 and WHEREAS, the electrical
5 service needs to be relocated next
6 to the transformer on the
7 southeast corner of the Seaport
8 Museum, which requires an
9 electrical contractor to do the
10 work to relocate the service
11 panel, and WHEREAS, the
12 Superintendant reports that the
13 condition has become so dangerous
14 that it must be addressed as soon
15 as possible and not wait for the
16 bulkhead to be repaired, and where
17 if the panel fails, the North
18 Ferry will be without power until
19 the electrical service panels are
20 cleared from the transformer.

21 NOW THEREFORE BE IT RESOLVED,
22 that the Board declares the
23 failing condition and the need to
24 relocate the electrical service to
25 the transformer constitutes an emergency

2 situation and authorizes the
3 Village Clerk and the Village
4 Treasurer to immediately solicit
5 proposals for the panel removal
6 and relocation. So moved.

7 TRUSTEE DOUGHERTY-JOHNSON: Second.

8 DEPUTY MAYOR BRENNAN: Discussion. Where
9 is it being contemplated being
10 moved to?

11 TRUSTEE PHILLIPS: It says
12 the transformer on the southeast
13 corner of the Seaport Museum.
14 There's a box there. I believe
15 there's a box there already.
16 That's where they wanted to move
17 it when this first started with
18 the -- when the failure happened,
19 that was the discussion that the
20 Mayor had with the -- with our
21 Superintendant -- with our
22 Superintendant of Electrical --
23 what's his new title? Electric
24 Service Superintendant.

25 It's coming up so that it's

2 going to go on land. It's going
3 to be on land and the box isn't
4 going to be under the pavement.
5 The panels that are there where
6 the meters are, there's a box
7 that's under the pavement. That
8 is where the bulkhead to now.

9 If you've not be down there
10 recently, it is now closer to the
11 water than it's been because
12 everything is starting to
13 deteriorate with the high tides
14 that we're starting to have and
15 stronger winds.

16 DEPUTY MAYOR BRENNAN: So
17 those meters that are there --
18 this is the meter panel, right?
19 There's four or five?

20 TRUSTEE PHILLIPS: Yeah,
21 there's four of them.

22 DEPUTY MAYOR BRENNAN: You're
23 saying one of those services the ferry?

24 TRUSTEE PHILLIPS: No.
25 The -- that line -- the line that

2 comes down 3rd Street, the
3 electrical line that comes down
4 3rd Street, that connects to the
5 North Ferry and then also that
6 keeps on going to the box that
7 goes to the Railroad Dock.

8 So it's not just -- it's not
9 just -- my understanding in asking
10 the Superintendent of Electricity,
11 Doug Jacobs, there's a possibility
12 that if the metal box where all
13 the service lines are, which --
14 that connect to the main line to
15 the electric lines are all
16 underground. If that falls into
17 the water, we have a problem and
18 it could blowout the North Ferry,
19 the Seaport and could keep on
20 going up 3rd Street because it's
21 all on that line, that
22 transmission line, in one of the
23 sections. You know, we have the
24 electric divided into sections.

25 DEPUTY MAYOR BRENNAN: Okay.

2 MEMBER ROBINS: So it's my
3 understanding that this was to
4 hire a commercial contractor who's
5 familiar with this type of
6 electrical system to design
7 something, you know, for immediate
8 remediation because it's
9 concerning of the potential for
10 storms. So it needs to be done
11 right away, so it's being
12 considered an emergency; is that
13 right, Mary Bess?

14 TRUSTEE PHILLIPS: And it's
15 also part of the 1.5 --
16 1.5 million bonding that we did
17 for that area a couple of months
18 ago.

19 DEPUTY MAYOR BRENNAN: So is
20 this correct that the -- making
21 this an emergency obviates the
22 need for competitive bidding?

23 VILLAGE ATTORNEY STOLAR: Correct.

24 DEPUTY MAYOR BRENNAN: That's
25 correct, okay.

2 MEMBER ROBINS: An estimate,
3 but not competitive bidding.

4 VILLAGE ATTORNEY STOLAR: You
5 still get proposals, but you don't
6 have to do the formal competitive
7 bidding process.

8 MEMBER ROBINS: All right.

9 DEPUTY MAYOR BRENNAN: Okay,
10 well, I agree that it's a -- it
11 has to be done immediately. It's
12 in terrible condition. It looks
13 like it could fall over at any
14 moment. It's really only being
15 held up by the actual plastic
16 conduits that feed the panels.

17 I would just say that we don't
18 know where it's going to end up,
19 right? So if someone is going to
20 come in and make a proposal to fix
21 this situation and we don't know
22 ultimately what the scope of work
23 looks like.

24 TRUSTEE PHILLIPS: Not at the
25 moment, no, and we're not going to

2 know it until somebody comes in
3 and takes a look at it.

4 MEMBER ROBINS: And makes a
5 recommendation, correct?

6 TRUSTEE PHILLIPS: Well, a
7 electrical contractor would be --

8 MEMBER ROBINS: Yeah.

9 TRUSTEE PHILLIPS: -- would
10 be the person, in consultation
11 with Doug, because Doug, you know,
12 that's his expertise. It's not
13 mine, it's his.

14 But my concern is I took a look
15 at it. I hadn't been down there
16 in about three months to be honest
17 with you, and when I got down
18 there, I took a look at the
19 picture that I took when it first
20 happened. Because the wheel wash
21 from the North Ferry is continuing
22 to deteriorate the bulkhead,
23 because it's washing it away, my
24 fear is it's going to go in and
25 we're going to not only have

2 issues with business owners, but
3 we're going have vessels down
4 there that are going to be majorly
5 damaged with electrolysis or with
6 blowing out their electronic
7 equipment. That's my concern.

8 I'm not sure if any of you have
9 been in a wheelhouse on a fishing
10 boat, but it has -- most of them
11 have over \$100,000 worth of
12 electronics. So, okay, my
13 concern.

14 DEPUTY MAYOR BRENNAN: Okay,
15 so we have a motion and second.

16 TRUSTEE DOUGHERTY-JOHNSON:
17 Can I just ask Brian a question?
18 Is that a issue with the
19 resolution? Like do we want to
20 say where it's going to be
21 relocated if we're not 100 percent
22 sure that that's what the
23 contractor is going to do?

24 TRUSTEE PHILLIPS: I think
25 that's -- my understanding from

2 Doug, that's about the only spot
3 that it can go.

4 TRUSTEE DOUGHERTY-JOHNSON: Okay.

5 TRUSTEE PHILLIPS: It's the
6 wiring that the contractor is
7 going to be dealing with because
8 it's extensive. I mean, we also
9 have -- as a side note, we have
10 the waterline that's hooked up
11 there with that vault, which is in
12 no better position either, which
13 has no backflow function on it.
14 So that's going to have saltwater
15 go through the freshwater system
16 also. So that's another thing.

17 VILLAGE ATTORNEY STOLAR: Sorry, and I
18 would
19 point out, if necessary, if it's a
20 completely different location,
21 despite there being only one, you
22 can later ratify it.

23 TRUSTEE DOUGHERTY-JOHNSON: Okay.

24 DEPUTY MAYOR BRENNAN: Yeah,
25 I'm okay with that. All right,

2 any other questions?

3 (No response.)

4 DEPUTY MAYOR BRENNAN: All

5 right, we have a motion and a

6 second. All in favor?

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 DEPUTY MAYOR BRENNAN: I vote

11 aye. The motion passes.

12 TRUSTEE PHILLIPS: Okay. Brian, you've

13 got

14 the other two resolutions.

15 VILLAGE ATTORNEY STOLAR:

16 Yes.

17 TRUSTEE DOUGHERTY-JOHNSON: I

18 do too. You want me to read them?

19 TRUSTEE PHILLIPS: Yeah.

20 TRUSTEE DOUGHERTY-JOHNSON: I

21 don't have numbers though.

22 TRUSTEE PHILLIPS: Well, then --

23 VILLAGE ATTORNEY STOLAR: The

24 first one is 16.

25 TRUSTEE DOUGHERTY-JOHNSON: Okay.

2 RESOLUTION 9-2025-16; WHEREAS the
3 Village bulkhead requires repair
4 work including engineering designs
5 and the application to the DEC for
6 an emergency renewal permit.

7 NOW THEREFORE, the Village Clerk
8 is authorized to obtain proposals
9 for engineering designs for
10 bulkhead repair work. So moved.

11 MEMBER ROBINS: Second.

12 DEPUTY MAYOR BRENNAN: Is
13 that it?

14 TRUSTEE PHILLIPS: No. It
15 says: WHEREAS the Village --

16 TRUSTEE DOUGHERTY-JOHNSON: Oh,
17 I thought those were two.

18 VILLAGE ATTORNEY STOLAR: No,
19 that's it.

20 MEMBER ROBINS: -- amend the
21 resolution?

22 VILLAGE ATTORNEY STOLAR: That's it.
23 There
24 are two separate in the same one.
25 The first on is single and do that

2 as 16. So that was it.

3 TRUSTEE PHILLIPS: Oh, okay.

4 TRUSTEE DOUGHERTY-JOHNSON: That's
5 what I thought.

6 MEMBER ROBINS: Okay.

7 DEPUTY MAYOR BRENNAN: All
8 right, we have a motion and a
9 second. Any discussion on this?

10 (No response.)

11 DEPUTY MAYOR BRENNAN: So I
12 have a question. How is this --

13 TRUSTEE PHILLIPS: Oh, this --

14 DEPUTY MAYOR BRENNAN: What
15 are the parameters of this Village
16 bulkhead?

17 TRUSTEE PHILLIPS: This --
18 okay the first on here, this one
19 is supposed to be for the bulkhead
20 that's down where the electrical
21 box is, correct? Yeah, it is.

22 I'm sorry.

23 VILLAGE ATTORNEY STOLAR: You
24 tell me.

25 TRUSTEE PHILLIPS: I know, I know.

2 MEMBER ROBINS: Yeah, the
3 second one is main bulkhead. This
4 one is the one over by the ferry.

5 TRUSTEE PHILLIPS: Yeah, we
6 need to modify this to -- this is
7 for the bulkhead that's in between
8 the North Ferry and Railroad Dock,
9 that whole piece over there that's
10 all been blocked off.

11 TRUSTEE DOUGHERTY-JOHNSON: And right as
12 of now, we don't
13 have -- this is not -- we don't
14 have proposals or designs?

15 TRUSTEE PHILLIPS: No.

16 TRUSTEE DOUGHERTY-JOHNSON: Okay,
17 I didn't understand. I thought we
18 were talking about the whole --

19 TRUSTEE PHILLIPS: No. My
20 understanding is -- my
21 understanding -- I said,
22 WHEREAS -- okay, we need to amend
23 this. Okay.

24 VILLAGE ATTORNEY STOLAR: So
25 in between the North Ferry and I

2 didn't hear what you said after that.

3 TRUSTEE PHILLIPS: The
4 Railroad Dock.

5 VILLAGE ATTORNEY STOLAR: Okay.

6 DEPUTY MAYOR BRENNAN: Why
7 wouldn't -- we should extend this
8 to the Jitney Lot.

9 TRUSTEE PHILLIPS: Well, so
10 I'm calling that -- I'm sorry, to
11 me, that's a whole piece. So do
12 you want to include the whole --
13 the whole -- the bulkhead that is
14 in deterioration over the --
15 behind the East End Seaport Museum
16 and between the North Ferry and
17 the Railroad Dock, that's the
18 whole piece back there.

19 MEMBER ROBINS: That is,
20 yeah. The bulkhead that's over --

21 TRUSTEE PHILLIPS: Is it or
22 how far back does it go?

23 MEMBER ROBINS: The ferry
24 queue was rebuilt already.

25 DEPUTY MAYOR BRENNAN: So as

2 the dock heads in a southerly
3 direction and passes -- I mean, as
4 the bulkhead heads southerly and
5 passes the Railroad Dock, it bends
6 --

7 TRUSTEE PHILLIPS: And it
8 goes down.

9 DEPUTY MAYOR BRENNAN: -- and
10 it goes parallel with the train
11 tracks. But we also have --
12 that's all undermined.

13 TRUSTEE PHILLIPS: Right,
14 that's all -- yeah, to me that's
15 all one piece. I'm sorry, to me
16 that's all one piece.

17 DEPUTY MAYOR BRENNAN: As
18 long as were clear. I think it
19 would make sense, right, that we
20 want to engineer and permit that
21 entire section from the ferry
22 terminal to, I would say, the
23 Jitney Lot.

24 TRUSTEE PHILLIPS: At the
25 Jitney Lot, okay, that's probably

2 a clearer description.

3 MEMBER ROBINS: And for your
4 information, I was down there on
5 Sunday and had to look at it. I
6 mean, it's really scary. I mean,
7 it was totally undermined, you
8 know. There are huge sections of
9 the pavement that are literally
10 collapsed.

11 DEPUTY MAYOR BRENNAN: Right.

12 MEMBER ROBINS: So it's a
13 dangerous situation and needs
14 immediate attention absolutely.

15 DEPUTY MAYOR BRENNAN: And
16 this is a resolution to simply
17 obtain proposals?

18 TRUSTEE PHILLIPS: Proposals,
19 yeah, because we have to have --
20 we have to have -- the engineering
21 has to be done and there has --
22 there has never been existing --
23 there is no existing DEC permits
24 for that section of bulkhead where
25 Mitchell Park we had existing permits.

2 DEPUTY MAYOR BRENNAN: All
3 right, any other questions,
4 discussion? We have a motion and
5 a second.

6 MEMBER ROBINS: Me? I seconded it?

7 TRUSTEE PHILLIPS: Yes, Julia
8 you did.

9 MEMBER ROBINS: Second.

10 DEPUTY MAYOR BRENNAN: All in
11 favor?

12 TRUSTEE ROBINS: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 TRUSTEE DOUGHERTY-JOHNSON: Aye.

15 DEPUTY MAYOR BRENNAN: I vote
16 aye. The motion is approved.

17 TRUSTEE DOUGHERTY-JOHNSON: Want
18 me to do the next one?

19 DEPUTY MAYOR BRENNAN: Please.

20 TRUSTEE DOUGHERTY-JOHNSON:

21 RESOLUTION 9-2025-17; is that right?

22 VILLAGE CLERK HALL: Yes.

23 TRUSTEE PHILLIPS: Yes.

24 TRUSTEE DOUGHERTY-JOHNSON:

25 WHEREAS, the Village will be

2 seeking \$3 million in funds from
3 the United States Department of
4 Housing and Urban Development.

5 NOW THEREFORE, the Board
6 authorizes the Village Clerk to
7 complete and file an application
8 for such funding. So moved.

9 VILLAGE ATTORNEY STOLAR: So
10 before you even move or second,
11 that should include the specific
12 bulkhead area you're considering.

13 TRUSTEE DOUGHERTY-JOHNSON:
14 So that's all of Mitchell Park.

15 TRUSTEE PHILLIPS: All of
16 Mitchell Park bulkhead. Also --

17 VILLAGE CLERK HALL: I don't
18 remember handling --

19 TRUSTEE PHILLIPS: No, no,
20 I'm going to amend it. Hold on
21 just a second.

22 VILLAGE CLERK HALL: Okay, I
23 just want to be clear.

24 TRUSTEE PHILLIPS: Just hold
25 on a second.

2 VILLAGE ATTORNEY STOLAR: We're good.

3 MEMBER ROBINS: This is just
4 the main bulkhead, right?

5 TRUSTEE PHILLIPS: Yeah, this
6 is the main bulkhead.

7 VILLAGE CLERK HALL: I'm just
8 saying, I'm not a grant writer.

9 TRUSTEE PHILLIPS: No, well,
10 D&B is already involved in this.
11 So it should be D&B and the
12 Village Treasurer and perhaps --

13 VILLAGE CLERK HALL: McBride?

14 TRUSTEE PHILLIPS: No, the
15 grant's already there. We already
16 have it. The grant's already funded.

17 TRUSTEE DOUGHERTY-JOHNSON:
18 The Village Administrator?

19 (Laughter.)

20 TRUSTEE PHILLIPS: Funny. I
21 think that we should have,
22 besides -- we should have our new
23 Village Administrator, whoever she
24 or he may be, and the Village
25 Treasurer and our Marina Manager

2 should be involved in working on
3 this grant process. That's a
4 discussion point. I'm just
5 putting it out there. Did we
6 second this yet? No.

7 TRUSTEE DOUGHERTY-JOHNSON: No.
8 We were sort of changing it.

9 DEPUTY MAYOR BRENNAN: All
10 right, we have a motion. Is
11 anyone seconding it?

12 MEMBER ROBINS: I'll second it.

13 DEPUTY MAYOR BRENNAN: All
14 right, further discussion. So I'm
15 surprised that we need to do this,
16 that this is not already in place.
17 So we need a resolution to approve
18 applying for the funding?

19 TRUSTEE PHILLIPS: No. We
20 need a resolution to move forward
21 in completing the required information
22 -- I'm sorry, Deputy Mayor, but
23 Brian and I played phone tag on
24 this one, okay? We -- the --
25 currently what we need to do have

2 is someone who is responsible
3 within Village Hall to start
4 moving the paperwork information
5 that needs to be uploaded to the
6 already currently grant money that
7 we have.

8 We cannot start anything until
9 they receive, similar to what we
10 shared in doing for the Fire Boat,
11 getting information uploaded and
12 getting it started through the
13 process. Currently Susan Store
14 (phonetic), who was the original
15 person involved in this, had
16 uploaded some of the information.
17 And then when we did not renew her
18 contract, for whatever -- you
19 know, whatever reasons, it is has
20 been standing still.

21 And for the last couple of months,
22 I have been checking to see if
23 anybody or if D&B has started
24 uploading the information to the
25 HUD site. And as of yesterday,

2 nothing yet. And it needs to get
3 moving in order for us to show
4 that we are interested in the
5 funding or we -- without showing
6 any interest, it could possibly
7 disappear.

8 MEMBER ROBINS: And is there
9 a timeline for that disappearance,
10 Mary Bess?

11 TRUSTEE PHILLIPS: The timeline
12 right now is that things are being
13 reviewed. So I understand to see
14 if there's been any activity
15 towards processing the grant
16 application -- not application,
17 but the process. But in the
18 meantime, once it gets -- once we
19 start it, we get a timeline from
20 the government. But right now,
21 it's a matter we need to get the
22 paperwork caught up.

23 TRUSTEE DOUGHERTY-JOHNSON:
24 Is that when McBride you think,
25 can help with? I understand we're

2 not writing a new grant, but is
3 that part of their --

4 TRUSTEE PHILLIPS: Well, I
5 think that's -- well, D&B, that's
6 all I know. I can't say their
7 proper name, but it's D&B that did
8 the actual report back in 2018.
9 There the ones that actually filed
10 for the DEC permits that expired
11 at the December of '24. So
12 they've actually been involved in
13 the process.

14 And I think between them and
15 staff, you know, the Village
16 Treasurer and perhaps the Marina
17 Manager, we could move this
18 forward and get it completed so
19 that we can start going out to BID
20 for the bulkhead. Because it
21 is -- we have all seen it. We
22 can't continuously keep filling
23 the holes. The bulkhead is
24 eventually going to start to give
25 way.

2 We, as a previous Board, we did
3 this 2018 assessment and part of
4 it was to look for funding for
5 grant money. We found the grant
6 money, but we need to get the
7 paperwork moving forward and
8 that's -- we're stalled on that
9 right now.

10 TRUSTEE DOUGHERTY-JOHNSON:

11 Do we want to amend it so we say
12 the Marina Manger and D&B?

13 TRUSTEE PHILLIPS: Yeah.

14 VILLAGE ATTORNEY STOLAR: So
15 how about we put it this way: So
16 now therefore -- the second part:
17 NOW THEREFORE, the Board
18 authorizes the Village
19 Administrator, Village Treasurer,
20 Village Grant Writer and Marine
21 Manager to coordinate the
22 preparation, completion and
23 submission of the application for
24 such funding?

25 TRUSTEE PHILLIPS: That

2 sounds fine for me.

3 MEMBER ROBINS: In consultation
4 with D&B Engineering or no?

5 TRUSTEE PHILLIPS: Yeah, he's
6 got D&B Engineering in there.

7 VILLAGE ATTORNEY STOLAR:
8 Actually I did not, no. That one
9 I left out.

10 TRUSTEE PHILLIPS: Because if
11 you remember way back a couple of
12 months ago, we -- the Mayor had
13 said that he had been in
14 consultation with the group that
15 did the assessment to update it,
16 but we haven't seen anything to date.

17 DEPUTY MAYOR BRENNAN: Yeah,
18 so I agree with the urgency and
19 the initiative to get this going.
20 And I'm just concerned because the
21 Mayor is not here and he had, as
22 far as I could tell, he was the
23 point person on this, right?
24 Because in the past when we
25 discussed this, he had indicated

2 that he was doing certain things
3 or in contact with certain people
4 or something.

5 So I'm concerned that this feels
6 a little bit like a maneuver to
7 run around a project that the
8 Mayor, I guess, was managing or
9 running. And I understand that
10 you are frustrated, right? So you
11 don't think it's -- it's not
12 happening as far as you could tell.

13 MEMBER ROBINS: Well, the
14 projects predates the Mayor. This
15 goes back to 2018, doesn't it,
16 Mary Bess?

17 TRUSTEE PHILLIPS: It
18 isn't -- I understand, Patrick,
19 how it looks. And if you want to
20 put -- I mean, the Mayor is the
21 overall reviewer of things and he
22 would be kept in consultation
23 because he's the Mayor and he
24 would -- you know, they would have
25 to report this to the Board.

2 But if you'd like to put the
3 Mayor's name in, you know, as part
4 of that group. I just -- at this
5 point, I have been bringing it up
6 for months and I keep getting told
7 it's going to go move forward,
8 we're doing stuff, we're doing
9 discussion. And it's not any
10 disrespect to him. He has a lot
11 on his plate, but this needs to
12 get done. I cannot, in good conscience,
13 not say something where we could
14 possibly lose that amount of money
15 to repair a very important Village
16 asset. And if I hurt somebody's
17 feelings, I'm sorry, but that's
18 how I feel. It's got to get done.

19 We -- in 2018, we -- the
20 previous Board, we realized that
21 this needed to be done. We didn't
22 -- weren't going to put it on the
23 taxpayers back for it. We sought
24 the funding for it. It came
25 across two different governing

2 boards, but it just needs to get
3 done or we're going to lose it.

4 DEPUTY MAYOR BRENNAN: Do you
5 see any down side in this method
6 here? So is there any risk here?
7 Because we're basically
8 overriding -- the Mayor's acting
9 as our Village Administrator at
10 this point and he has the
11 authority and the discretion to
12 direct our Village staff. All
13 right, and our Board typically
14 doesn't get involved with the
15 explicit -- delegating duties to
16 Village staff, right?

17 So we're doing a motion here to
18 authorize certain people to act in
19 certain way. It just seems a
20 little bit like a departure from
21 our normal practice. And maybe it
22 is and maybe you're saying that
23 because of the urgency. I'm not
24 sure if I'm making myself clear.

25 TRUSTEE DOUGHERTY-JOHNSON: I

2 understand what you're saying. I
3 hear both of you. I think the
4 thing is ultimately we, as a whole
5 group, including the Mayor, are
6 ultimately responsible. And I
7 think it is a project we all want
8 to see done and I think this is
9 just a way, an effort, to try to
10 move it along and have a little
11 maybe more oversight or more
12 active participation in it. But I
13 mean, it is -- it does seem to be
14 -- it maybe is a departure, but
15 I'm not sure it's a bad thing. I
16 don't know, Brian could tell us
17 more about risk I guess.

18 VILLAGE ATTORNEY STOLAR: So
19 what you might want to do then, it
20 kind of covers both grounds, is at
21 the beginning of this: NOW
22 THEREFORE, the Board authorizes
23 the Mayor, together with the rest
24 of the people.

25 TRUSTEE PHILLIPS: That's fine.

2 VILLAGE ATTORNEY STOLAR: And
3 that way it's on the Mayor still,
4 together with anyone else that's
5 determined necessary and add in
6 D&B. I did leave out D&B before.

7 TRUSTEE PHILLIPS: And that
8 will give us the opportunity, as
9 the Board, to ask the Mayor to
10 report every month as to what the
11 status is on that particular
12 project with the group of people
13 that he has helping him.

14 VILLAGE ATTORNEY STOLAR: You
15 can ask him even if you don't
16 adopt this resolution.

17 TRUSTEE PHILLIPS: I have
18 been. I'm sorry, I have been.

19 DEPUTY MAYOR BRENNAN: Okay,
20 so do we need to restate this
21 resolution again? Is it clear?

22 TRUSTEE PHILLIPS: Yeah, we
23 need to restate it.

24 VILLAGE ATTORNEY STOLAR: All
25 right, WHEREAS, the Village --

2 TRUSTEE PHILLIPS: Wait a
3 minute. Julia, did you --

4 VILLAGE ATTORNEY STOLAR: Oh,
5 I'm sorry, Julia.

6 MEMBER ROBINS: No, no. You
7 read the resolution the way you
8 want to see it.

9 VILLAGE ATTORNEY STOLAR: Okay.
10 WHEREAS, the Village will be
11 seeking \$3 million in funds from
12 the United States Department of
13 Housing and Urban Development for
14 bulkhead repairs at Mitchell Park.
15 NOW THEREFORE, the Board
16 authorized the Mayor, together
17 with the Village Administrator,
18 Village Treasurer, Village Grant
19 Writer, D&B Engineering and Marina
20 Manager to coordinate the
21 preparation, completion and
22 submission of the application for
23 such funding.

24 DEPUTY MAYOR BRENNAN: You
25 want to move that?

2 TRUSTEE PHILLIPS: So moved.

3 DEPUTY MAYOR BRENNAN:

4 Second. All in favor?

5 TRUSTEE ROBINS: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE DOUGHERTY-JOHNSON: Aye.

8 DEPUTY MAYOR BRENNAN: I vote
9 aye. The motion passes.

10 TRUSTEE PHILLIPS: Thank you
11 very much, all of you. I think
12 that this is -- this is one of the
13 things that I strongly believe
14 that we, as a Board, need to
15 protect our assets and I hope this
16 moves along quickly.

17 DEPUTY MAYOR BRENNAN: Thanks
18 for bringing those add-on
19 resolutions to tonight's meeting.

20 TRUSTEE PHILLIPS: Well, I
21 tried to get them ahead of time,
22 but unfortunately it didn't work.
23 I don't like putting add-ons like
24 this, but it's important.

25 DEPUTY MAYOR BRENNAN: All

2 right, so I think there's no
3 further business. Can we have a
4 motion to adjourn?

5 TRUSTEE PHILLIPS: Second.

6 DEPUTY MAYOR BRENNAN: All in
7 favor?

8 TRUSTEE ROBINS: Aye.

9 DEPUTY MAYOR BRENNAN: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE DOUGHERTY-JOHNSON: Aye.

12 DEPUTY MAYOR BRENNAN: Thank
13 you. Thank you all for coming.

14 (Whereupon, the Village of
15 Greenport Board of Trustees
16 Regular Meeting was adjourned.)

17

18

19

20

21

22

23

24

25

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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my
hand this 9th day of October, 2025.



REBECCA WOOD