

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK : STATE OF NEW YORK
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4 VILLAGE OF GREENPORT
5 BOARD OF TRUSTEES
6 REGULAR SESSION MEETING
7 - - - - - -x
8 Third Street Fire Station
9 January 23, 2025
10 6:00 p.m.
11
12 B E F O R E:
13 KEVIN STUESSI ~ MAYOR
14 MARY BESS PHILLIPS ~ DEPUTY MAYOR/TRUSTEE
15 PATRICK BRENNAN ~ TRUSTEE
16 LILY DOUGHERTY-JOHNSON ~ TRUSTEE
17 JULIA ROBINS ~ TRUSTEE
18
19 CANDACE HALL ~ VILLAGE CLERK
20 BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY
21
22
23 All other interested parties
24
25

1 (Whereupon, the meeting was called
2 to order at 5:59 p.m.)

3 MAYOR STUESSI: I'd like to make a
4 motion to open the January 23rd
5 regularly scheduled meeting of the
6 Board of Trustees for the month of
7 January. May I have a second?

8 DEPUTY MAYOR PHILLIPS: Second.

9 MAYOR STUESSI: All in favor?

10 (Aye said in unison.)

11 MAYOR STUESSI: Please stand for
12 the Pledge of Allegiance.

13 (Whereupon, the Pledge of
14 Allegiance was recited.)

15 MAYOR STUESSI: Please stay
16 standing for a moment of silence for
17 the following Villagers: Doris Marie
18 Harrison and Elinor Jagel.

19 (Whereupon, a moment of silence
20 was observed.)

21 MAYOR STUESSI: Please be seated.

22 A couple of announcements this
23 evening. Forms are available on the
24 Village website for the Greenport
25 Summer Camp, and then we also have the

1 180th Annual George Washington's
2 Birthday Celebration Parade on Saturday
3 February 15th just a few short weeks
4 away. I hope everybody is able to join
5 us and that the temperature will be
6 somewhere north of 30 degrees for it.
7 Today is balmy compared to the last few
8 days.

9 First up, we have a public hearing
10 to discuss a recommendation from the
11 Greenport Village Historic Preservation
12 Commission to designate an area known
13 in the Village as Sandy Beach as a
14 historic district. I'd like to make a
15 motion to open the public hearing. Is
16 there a second?

17 TRUSTEE ROBINS: Second.

18 MAYOR STUESSI: All in favor?

19 (Aye said in unison.)

20 MAYOR STUESSI: The public hearing
21 is open. I would like to introduce our
22 newly appointed HPC chair, Janice
23 Claudio to speak on the subject matter
24 at hand. Thank you.

25 MS. CLAUDIO: Hi, everyone. I'm

1 very glad to be here and to talk about
2 Sandy Beach. It is I think a real
3 statement to the 27 homes that are --
4 have come to the HPC and asked for our
5 consideration and recommendation to be
6 included in the Historic District. It
7 was their initiative that got us
8 looking at it, and they are a group of
9 homes, cottages unlike any other.
10 Their history is remarkable and unique.
11 Yes, it started with a scallop
12 shacking -- scallop shucking shacks but
13 evolved early into bath houses and then
14 homes and a real community that
15 celebrated family, each other,
16 community. Their shared story is
17 remarkable and wonderfully documented
18 by a document that was put together by
19 Elsie Ketcham Drosihn and published by
20 Arthur Tasker with individual
21 accountings by people that live there.
22 My favorite is one that starts in 1911
23 and talks about all of the social
24 events and just the story of the beach.

25 The beach clearly fits into the

1 current Historic District's period of
2 significance, which is 1750 to 1930.
3 Again, inclusion in our Local Law
4 Chapter 76 is a way to protect homes
5 from the true maritime historic
6 character being built out of them. The
7 only body that has that responsibility
8 is the Historic Commission. So I
9 commend, again, the groups wish to
10 become part of that body, it's actually
11 going to be a separate historic
12 district of the 27 homes.

13 Since I spoke to you last, I have
14 spoken with the State Historic
15 Preservation Office, and I have asked
16 if a private road would preclude
17 registration on a State or National
18 Register and the answer is no, that is
19 not a problem. I asked if elevating a
20 home would preclude inclusion on the
21 State and National Register and, again,
22 the answer is no. And I have learned,
23 which I think is significant, that the
24 road of Sandy Beach, Beach Road
25 actually is the individual lots of the

1 homeowners. It is not a road in any
2 traditional sense, but each homeowner's
3 back lot constitutes a part of that
4 road. So private road is kind of a
5 somewhat of a misnomer, it's, again, a
6 thing that has evolved over time in the
7 way that many homes in Greenport have
8 just due to their history and nature.

9 Those are my thoughts. I welcome
10 any questions or hand over the mic to
11 anybody with other thoughts.

12 TRUSTEE BRENNAN: Janice, I have a
13 question. Thanks for being here again.
14 A couple of months back when you
15 presented to this Board we spoke a
16 little bit about what the criteria is
17 for establishing whether a home might
18 be significant. Can you expand on that
19 anymore?

20 MS. CLAUDIO: Sure. So it's well
21 documented in Chapter 76 in that it
22 speaks to certain criteria, and
23 actually the resolution that was
24 prepared addresses those points. It's
25 the overall visual characteristics of

1 the landmark or landmarks located
2 within the Historic District. See if I
3 can pull some of these out that make
4 the most sense. Possess significant
5 character or historic or aesthetic
6 interest, which clearly those cottages
7 do. Or value as part of a maritime,
8 architectural, economic, or social
9 heritage of the Village. I think these
10 -- it goes on to say the unique
11 location and singular physical
12 characteristics represent an
13 established and familiar visual feature
14 of the Village. The story of Greenport
15 is in those cottages, and actually it's
16 the 27 of them, the visual strength of
17 that is exceptional standing, you know,
18 looking from the water to them, it's
19 just a beautiful sight that I hope is
20 long preserved.

21 TRUSTEE BRENNAN: So the District
22 catches all of them, right, so no homes
23 are excluded?

24 MS. CLAUDIO: Correct. They're
25 all contiguous.

1 TRUSTEE BRENNAN: Thank you.

2 MS. CLAUDIO: The whole beach.

3 DEPUTY MAYOR PHILLIPS: Janice,
4 just one question, I'm sorry. There's
5 a Town of Southold borderline, are
6 there one or two houses that are
7 outside of --

8 MS. CLAUDIO: So the one that has
9 the partial in, partial out is not of
10 these 27.

11 Joe, am I right?

12 AUDIENCE MEMBER: Yeah.

13 TRUSTEE ROBINS: So there are 28
14 down there, but they only put in 27; is
15 that correct?

16 AUDIENCE MEMBER: Yeah.

17 MS. CLAUDIO: Let's bring Joe up.

18 MAYOR STUESSI: Janice, I just
19 wanted to thank you for -- I know you
20 guys have spent a lot of time and
21 energy on this, you, the Board as well
22 as the community. Also want to thank
23 Francis Walton, newly appointed to the
24 Board, who is also a member of the
25 Planning Board. It's great to have

1 you. I know you care greatly about the
2 historic character of the Village. And
3 there's a lot of thought that was put
4 into this and the resolution, which
5 it's very inclusive. For anybody
6 that's watching this evening, you're
7 welcome to read it in the agenda. It
8 is quite extensive. With that, we'll
9 turn it over to you, Joe. The neighbor
10 who lives one foot in the Town is your
11 brother, correct?

12 MR. CORSO: Correct. The house
13 that -- the 28th house is my brother's
14 house. It's the last house on the --
15 as you get to the south end by the
16 jetty. He's got one little triangle,
17 which is part of Greenport.

18 MAYOR STUESSI: He's got to pick a
19 team.

20 MR. CORSO: Basically the majority
21 of his property is in Southold Town, so
22 we pulled that out of there because the
23 jurisdiction just doesn't match up.
24 And as far as, you know, one of the
25 reasons why we are trying to accomplish

1 this is, you know, we're trying to
2 maintain the flavor of Sandy Beach.
3 You know, it has been there for many,
4 many years. It's a very unique
5 community. You don't see many
6 communities like this in New York
7 State. It's one of the few that have a
8 very nautical type theme. A lot of
9 these homes have been passed down from
10 generation to generation, and you know,
11 we're just trying to prevent, God
12 forbid, if there's a loss of the house,
13 you know, having a big box go up that's
14 out of character. We have had numerous
15 discussions with the other homeowners,
16 you know, when we started this process
17 six or seven months ago. We did
18 provide as much information that we got
19 from the Counsel to the homeowners so
20 that they could educate themselves on
21 what was coming, and we did do a vote,
22 which we just again polled just the 27
23 homes and we did have 19 votes for yes,
24 6 votes for no, and 2 votes no
25 response. So the majority is there.

1 There was a little trepidation as to,
2 you know, what's it going to do, what's
3 it going to prevent us from doing? And
4 we really -- even the mayor came and
5 spoke to the people. We had Janice has
6 been there, Jane Ratsy was here also
7 just to get a feel for the place.
8 There are restrictions already on our
9 houses. Because of the lot sizes, you
10 know, we're limited. We have really a
11 lot of setback issues. There isn't
12 much that you can do to change the
13 property already. So you know,
14 everybody seemed to be okay with it,
15 and here we are today. So I turn the
16 microphone over to whoever.

17 Joe Corso, 4 Sandy Beach Road.

18 TRUSTEE BRENNAN: Before you leave
19 the podium, is there a map that
20 outlines the District in addition to
21 this resolution?

22 MS. CLAUDIO: That is specific to
23 the 27 parcels?

24 TRUSTEE BRENNAN: Yeah.

25 MS. CLAUDIO: We have the tax map

1 numbers there. It is from the point
2 straight down to number 1. No, not
3 specifically a drawn map.

4 MR. CORSO: We could probably dig
5 one out. There are two homes that are
6 on the creek side of the road, the
7 majority are on the water side. And
8 even the home that's being discounted
9 is -- when you look at it from the
10 water, which, again, it's a very visual
11 thing that we're looking to accomplish.
12 When you look at it from the water,
13 there are three houses that actually
14 get onto the beach property through
15 Inlet Lane, they come in on Inlet, part
16 of the Bay Road. So three houses that
17 are not quite on Sandy Beach Road, and
18 the road is -- our tax map shows it as
19 Beach Place. There's so many different
20 names that goes with that supposed
21 road.

22 TRUSTEE BRENNAN: Those three
23 houses are included in the District?

24 MR. CORSO: Yes.

25 TRUSTEE BRENNAN: What about the

1 park and the point?

2 MR. CORSO: No, there's only two
3 of those houses. The one by the jetty,
4 that's the one that's not included.

5 TRUSTEE BRENNAN: What about the
6 park at the western terminus of Sandy
7 Beach?

8 MR. CORSO: I think we were just
9 looking up to the last house on the
10 road because the point is Village
11 property.

12 TRUSTEE BRENNAN: Right.

13 AUDIENCE MEMBER: The Historic
14 District Commission's --

15 MAYOR STUESSI: Sir, if you're
16 going to speak, you're going to need to
17 come up to the podium and state your
18 name and address for the record,
19 please.

20 MR. ROBERTS: I'm John Roberts, I
21 live -- I have a summer home on Sandy
22 Beach.

23 MAYOR STUESSI: Sir, would you
24 mind stating your address for the
25 record, please?

1 MR. ROBERTS: It's 16 Sandy Beach.

2 Although the resolution doesn't
3 have a map, there's a document which is
4 on the Village website, which was
5 created, I think, by the Historic
6 District Commission, and it has a map
7 of Sandy Beach, and it has all the
8 numbers. So if you look at the
9 resolution and then look at that map,
10 you can see exactly which properties
11 are in or out.

12 TRUSTEE BRENNAN: Thank you.

13 DEPUTY MAYOR PHILLIPS: I just
14 have one question, probably Joe can
15 answer it. I know that with the
16 historic, you know, the building permit
17 kicks in for the historic review
18 normally for being in the Historic
19 District, but how does a wetlands
20 permit throw into this because most of
21 the houses have dockage, don't they?

22 MR. CORSO: Not necessarily. Just
23 there are a certain number of houses on
24 the creek side. Up until I think it's
25 maybe 6, 7, up until the 7th cottage,

1 we don't have any creek side at all, so
2 it's just the houses on the other end.
3 And I know they've gotten permits to
4 rebuild their docks.

5 DEPUTY MAYOR PHILLIPS: No, no, I
6 know, but I'm just wondering how it
7 fits in once you're in the Historic
8 District.

9 MAYOR STUESSI: We just went
10 through this on Bay Avenue with
11 rebuilding the bulkhead for the
12 (inaudible) house, right?

13 DEPUTY MAYOR PHILLIPS: The
14 question was never brought up with it
15 being in the Historic District, that's
16 my question.

17 MR. CORSO: That I can't answer.

18 DEPUTY MAYOR PHILLIPS: That's one
19 thing that I think, Brian, it's a good
20 question.

21 MAYOR STUESSI: So the historic
22 purview is over what you see of the
23 house. If you don't see the dock from
24 the street --

25 ATTORNEY STOLAR: If there is a

1 building permit proposed for something
2 that can be seen from public view,
3 that's subject to -- that would be
4 subject to Historic Preservation
5 Committee review. If it's wetlands and
6 it's in the wetlands, it's a wetlands
7 permit. They coexist.

8 DEPUTY MAYOR PHILLIPS: I'm just
9 checking.

10 TRUSTEE DOUGHERTY-JOHNSON: Would
11 the public view also be from the water
12 though? So it could be a dock.

13 ATTORNEY STOLAR: Yes, a dock
14 would be subject to Historic
15 Preservation review. And then, of
16 course, a dock presumably would also be
17 within a wetlands and be subject to
18 wetlands review.

19 TRUSTEE BRENNAN: We have Historic
20 Districts now that have properties that
21 are subject to wetlands.

22 MAYOR STUESSI: Yeah, a lot of
23 them.

24 DEPUTY MAYOR PHILLIPS: The
25 question has never come up before, so

1 that's why I'm asking. I'm just
2 thinking through the process.

3 ATTORNEY STOLAR: You need both.

4 DEPUTY MAYOR PHILLIPS: Okay.

5 TRUSTEE ROBINS: But you're saying
6 that not all of the houses are, you
7 know, in the -- have docks, in other
8 words. Not -- that rule wouldn't apply
9 to every house, it would be certain
10 ones that have docks into the wetlands.

11 DEPUTY MAYOR PHILLIPS: I'm just
12 bringing it up as an observation.

13 MR. CORSO: It's a good question.

14 MS. CLAUDIO: It's an observation
15 I didn't have, so thank you.

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

19 MR. ELLIOT: Paul Elliot, 25 Sandy
20 Beach. I'm in the community, I've been
21 here a little over 20 years. I haven't
22 been here a hundred years, some people
23 have.

24 MAYOR STUESSI: You're a newbie on
25 Sandy Beach.

1 MR. ELLIOT: I don't feel like it.

2 And I actually have actually three
3 oyster shacks that were put together
4 original. There isn't a piece of
5 sheetrock in the cottage.

6 MAYOR STUESSI: Wow, that's
7 amazing.

8 MR. ELLIOT: And it's the one that
9 has the witch's window. But I'm
10 particularly interested in -- you know,
11 I'm happy that we're talking about the
12 Historic District because if anybody in
13 the community wants to remodel or do
14 something, I think that the oversight
15 of the Historic District really will
16 help keep the character of each one of
17 the cottages. We did see a cottage
18 that went up, it was raised, and it
19 certainly looked much more expansive
20 after it was up. I think it might have
21 been expanded a little bit, but we'd
22 like to sort of -- we're very
23 interested in keeping the character of
24 the community. So I want to thank you
25 for even considering this.

1 MAYOR STUESSI: Thank you, sir.

2 MR. CORSO: Hi. Mike Corso, 2 Bay
3 Road. I'm the owner of the 28th house.
4 My family has been coming out to the
5 North Fork for nearly 60 years, and
6 there are two areas that I have always
7 viewed as really special; Breezy
8 Shores, those little cottages there,
9 and Sandy Beach as well. So I support
10 whatever they're talking about, and I
11 hope that this comes to fruition
12 because it would be a shame to see any
13 of these properties change. As my
14 brother said, you know, it would be
15 really a shame to see something really
16 large go up in that area and change the
17 character. So totally a hundred
18 percent behind whatever they've been
19 talking about.

20 MAYOR STUESSI: Thank you, sir.

21 TRUSTEE ROBINS: There is at least
22 one house that did have a major two
23 story reno, modern looking place. I
24 think there's at least one down on
25 Sandy Beach right now.

1 MR. CORSO: On Inlet Lane.

2 TRUSTEE ROBINS: Is it on Inlet
3 Lane, it's not on Sandy Beach? Okay.

4 MAYOR STUESSI: Is there anybody
5 else from the public that would like to
6 speak this item this evening? No?

7 Okay. Make a motion to close the
8 public hearing on Sandy Beach. Is
9 there a second?

10 TRUSTEE BRENNAN: Second.

11 MAYOR STUESSI: All in favor?

12 (Aye said in unison.)

13 MAYOR STUESSI: Motion carries.

14 Thank you, everybody, for being here on
15 that.

16 Next item on the agenda is the
17 public hearing regarding Greenport
18 25-01, local law to amend Chapter 121,
19 taxation of the Code of the Village of
20 Greenport to authorize real property
21 annual tax exemption for volunteer
22 firefighters and volunteer ambulance
23 workers in accordance with Real
24 Property Tax Law 466-A. Is there a
25 second to open the public hearing?

1 DEPUTY MAYOR PHILLIPS: Second.

2 MAYOR STUESSI: All in favor?

3 (Aye said in unison.)

4 MAYOR STUESSI: Public hearing is
5 open on this important item to assist
6 our volunteers within the Fire and
7 Emergency Services Department. Is
8 there anybody that would like to speak
9 on this this evening?

10 TRUSTEE BRENNAN: I notice our
11 Department Chief is in the audience.
12 Would you like to make a plea for this?

13 CHIEF DeKERILLIS: I'm not a
14 property owner but on behalf -- Chief
15 Alain DeKerillis, Greenport Fire Chief.

16 Although I'm not a property owner
17 or not a homeowner, I certainly think
18 every firefighter that we have in
19 Greenport Fire Department that does own
20 property and does own a house would
21 certainly benefit very much from this
22 much needed tax relief, so I'm in total
23 favor of it, and for my entire
24 department, I hope it goes through.
25 Thank you.

1 MAYOR STUESSI: Thank you, sir.

2 Is there anybody else that would
3 like to speak on this this evening?

4 Okay. Make a motion to close the
5 public hearing on Greenport 25-01. Is
6 there a second?

7 TRUSTEE DOUGHERTY-JOHNSON:
8 Second.

9 MAYOR STUESSI: All in favor?

10 (Aye said in unison.)

11 MAYOR STUESSI: Public hearing is
12 closed.

13 The next two public hearings were
14 bundled as one. They remain open from
15 our last meeting. They are a public
16 hearing regarding the proposed local
17 law amending the zoning map to
18 reclassify certain properties
19 designated on the Suffolk County Tax
20 Map as 1001-004-08-28 from R2, One and
21 Two Family Residence District to CR
22 Retail Commercial District. This
23 remains open from January 2nd, our
24 regular session meeting together with a
25 proposed local law amending the zoning

1 map to reclassify certain property
2 designated on the Suffolk County Tax
3 Map as 1001-004-08 Part 29 from R2, One
4 and Two Family Residence District to CR
5 Retail Commercial District. This
6 remains open as well from that January
7 2nd meeting. I will make note, as I
8 did in our last meeting, that the
9 Village Planning Board did meet and
10 they are drafting comments now that
11 will be presented at the Village's next
12 Board meeting. In addition to that,
13 the referral to the Suffolk County
14 Planning Department, they ruled that
15 this is a matter of local jurisdiction
16 and up to the Village Board.

17 With that, is there anybody this
18 evening that would like to speak on
19 these issues? Okay. If there's not, I
20 will make a motion to keep this open to
21 our regularly -- pardon me, to our
22 February work session meeting. Does
23 anybody have that date?

24 VILLAGE CLERK HALL: It's the
25 20th.

1 MAYOR STUESSI: To our February
2 work session meeting on the 20th of
3 February. Is there a second?

4 DEPUTY MAYOR PHILLIPS: Second.

5 MAYOR STUESSI: All in favor?

6 TRUSTEE BRENNAN: This is a motion
7 to keep both open?

8 MAYOR STUESSI: Correct.

9 All in favor?

10 (Aye said in unison.)

11 MAYOR STUESSI: Motion carries.

12 Next item up is public comment on
13 any subject matter. Is there anybody
14 that would like to speak on anything
15 this evening? No?

16 All right. We will move on to
17 resolutions.

18 TRUSTEE BRENNAN: I have a
19 question on the prior matter. So we're
20 going to keep that open, and is that so
21 that we can receive Planning Board
22 comment?

23 MAYOR STUESSI: Yes, so we can
24 receive the Planning Board comments and
25 then we're also awaiting some

1 information from the property owner on
2 that one parcel they use for parking.
3 We would then take any further
4 comments, close it, and then have a
5 Board discussion on each of them
6 individually at that point.

7 TRUSTEE BRENNAN: So I noticed --
8 I'm sure everyone noticed that we had a
9 lot of e-mails and letters and things
10 today that came through with comments
11 on these applications. Should we
12 acknowledge that those were submitted?
13 We discussed -- at the prior meeting,
14 we had discussed -- I believe it was
15 that meeting maybe we have discussed
16 whether or not we need to read letters
17 or whether it was not a good use of
18 time. We also I think discussed that
19 maybe we want to acknowledge letters.
20 Do we have a view on that?

21 MAYOR STUESSI: Yeah, I think what
22 we had last discussed was that they
23 obviously get entered into the public
24 record and we make note of letters
25 getting received. Typically that would

1 be the Clerk to say that she's gotten a
2 number of letters, and it would seem to
3 make sense at the end of the public
4 hearing we can tally up the total
5 number that we've gotten.

6 TRUSTEE BRENNAN: So we're not
7 going to be commenting on it now?

8 MAYOR STUESSI: I don't think we
9 want to talk about the public hearings
10 until we get into work session.

11 TRUSTEE BRENNAN: Yeah, no, I
12 don't want to talk about the subject
13 matter, just I guess what I'm getting
14 at should we acknowledge that we
15 received -- because there's been a
16 flurry of correspondence come through.
17 Should we acknowledge to the public
18 that we received the letters?

19 MAYOR STUESSI: I think we're
20 doing that now. We're saying that
21 we've gotten a flurry in the last
22 couple of hours. And then what I'm
23 suggesting is that at the end of the
24 public hearing, we can total up the
25 total number of letters we have and

1 acknowledge what that is over time.

2 TRUSTEE BRENNAN: Okay.

3 MAYOR STUESSI: Does that make
4 sense?

5 TRUSTEE ROBINS: Makes sense to
6 me, yeah.

7 MAYOR STUESSI: Mary Bess?

8 DEPUTY MAYOR PHILLIPS: As long as
9 it goes along with the minutes, it's
10 fine. Because they were received for
11 this section of the public hearing, so
12 it needs to be attached to these
13 minutes.

14 MAYOR STUESSI: I think the other
15 thing we need to make a point of in our
16 next work session, we talked briefly to
17 Brian about this, is establishing some
18 sort of cutoff as to what meeting they
19 get into because sometimes we receive
20 things five minutes before the meeting,
21 and so we need to make sure it's
22 proper, make some sort of
23 determination.

24 DEPUTY MAYOR PHILLIPS: Well, the
25 past practice has always been that come

1 5:00 on the day of the meeting, that's
2 the last time that we received --
3 that's when we acknowledge that we've
4 received up until 5:00, those are
5 acknowledged as having been received.
6 And then if they're after the 5:00, if
7 the hearing was closed, then we
8 acknowledge that there were some that
9 came in, but the problem is when we
10 keep it open and then it gets a little
11 confusing.

12 MAYOR STUESSI: So what I'm
13 suggesting we do is establish a formal
14 policy that we vote on, so then we can
15 document something that the Clerk can
16 put up on the website too.

17 TRUSTEE ROBINS: Shouldn't the
18 receipt of letters really close at the
19 -- business closes at 4:30, that's when
20 the Clerk is no longer in service, so
21 it should really be 4:30, not 5:00
22 because there's nobody there to record
23 it otherwise technically.

24 MAYOR STUESSI: Yeah. I mean, if
25 we are having a public hearing that is

1 closing that day, it would certainly
2 seem like it would be that time. I was
3 suggesting we discuss it in more depth
4 at our next work session.

5 VILLAGE CLERK HALL: I just wanted
6 to share what I have been doing with
7 the comments that are submitted to me.
8 I do send them to the stenographer to
9 have them added to the minutes in the
10 meeting that I received them. So if
11 the -- if I was to read them, that is
12 the person's intention for it to be
13 recorded in that meeting, so I was
14 attaching them to the meeting that they
15 were submitted for, not holding them
16 until the end of the public hearing
17 because sometimes that goes on for
18 several meetings. So everything I
19 received today, I'll send in to Flynn
20 Stenography to be attached to this
21 meeting's minutes until it's decided
22 otherwise.

23 MAYOR STUESSI: Understood. And
24 so what I'm suggesting we do is in our
25 next work session, I think we should

1 make a determination, if we all agree
2 it's 4:30 on the same day, and then
3 codify that as a proper Village policy,
4 which we don't have. There may have
5 been past practice, but we don't have
6 any codified. Would you suggest,
7 Brian, that it's a documented policy?

8 ATTORNEY STOLAR: A hundred
9 percent that way you're consistent,
10 there should be no other way to do it.

11 MAYOR STUESSI: Any other advice
12 on the subject?

13 ATTORNEY STOLAR: Don't use 5:00
14 and you're better off not using even
15 the afternoon. Sometimes things happen
16 and you just can't accommodate comments
17 provided later in the day or even that
18 day in some instances. But certainly
19 if you can do it, we'll talk about it
20 in February.

21 MAYOR STUESSI: Okay.

22 VILLAGE CLERK HALL: I just wanted
23 to ask, to be clear, is it -- I think
24 it's two different things. Is it the
25 acknowledgment of receiving comments,

1 or are we going to move forward with me
2 reading the comments, or acknowledging
3 the names of who submitted --

4 MAYOR STUESSI: We're going to
5 discuss it in our next work session and
6 come up with a policy we all agree to.

7 VILLAGE CLERK HALL: Okay. I
8 understand that, I just was making a
9 point of clarity or just trying to
10 clarify that I feel like there's two
11 different things going on here.

12 TRUSTEE BRENNAN: I think you're
13 right. But thank you for clarifying
14 what you do with the correspondence
15 because I think the public is sometimes
16 concerned that their letters aren't
17 read or accepted. I'm sure I feel
18 confident speaking for the other Board
19 Members that we do try to read
20 everything that comes our way within
21 reason.

22 MAYOR STUESSI: I think that's
23 where the time limit is important to
24 set something because if let's say for
25 a public hearing this evening and it

1 comes in five minutes before our
2 meeting, I know I'm not looking at my
3 phone on my bike riding over here, and
4 so we need to establish some sort of
5 cutoff so that somebody knows, okay, if
6 I get it in by this time, it will be a
7 matter of public record, otherwise it
8 will not unless the public hearing is
9 still open in which case it would carry
10 over.

11 TRUSTEE BRENNAN: Understood. We
12 are talking about two different things,
13 one is the acknowledgment, and the
14 other is that -- my understanding is
15 that letters that come in even after
16 the public hearing closes are also made
17 part of the record. I think Brian
18 touched on that at the last meeting
19 that typically it's up to ten days
20 post --

21 ATTORNEY STOLAR: Some boards do
22 ten, seven, three if they're on top of
23 things. Depends on when you think
24 you'll be able to get it, review it,
25 understand it, and be able to consider

1 the comments at your meeting. Typical
2 thought process is if something comes
3 late and you want to be able to
4 consider it, you haven't had a chance
5 to review it, it doesn't help to
6 include it. So you're better off
7 letting a set time, some type of
8 advance time to allow for you as a
9 Board to review it before you come
10 here, so think and address those
11 comments as part of your deliberations
12 and part of any hearing.

13 MAYOR STUESSI: That would be my
14 concern is if somebody sent something
15 thinking it's included and it's after a
16 certain point and we can't include it.

17 TRUSTEE BRENNAN: Sure.

18 VILLAGE CLERK HALL: If I may, I
19 just wanted to add one note. I think
20 the policy would be helpful for me in
21 the office to be able to tell people
22 exactly when the cutoff is and also to
23 let people know that the Village policy
24 is now that we're not reading these, if
25 that is what the decision is because

1 now the public is used to them being
2 read in the meeting. So when these
3 comments come in, there is often a
4 direct request to read it in the
5 meeting, just to point that out.

6 DEPUTY MAYOR PHILLIPS: I think we
7 have two things -- well, three things
8 here. First of all, there's the what's
9 been discussed before, but I think we
10 also need to set that when we close a
11 public hearing in the past we've always
12 put in accepting five days after the
13 closing of it, I think if you want to
14 make a standard timeframe for accepting
15 letters after the closing of the
16 hearing.

17 ATTORNEY STOLAR: I'm not sure I'd
18 do that as a standard because different
19 applications, different hearings,
20 different considerations, some will
21 be -- you know, it may be five, some
22 may be more, like, 30. You have
23 certain SEQRA obligations now that are
24 statutory in terms of the time that you
25 have to provide, so if you set that

1 time as a general standard, I wouldn't
2 do it that way. Maybe you can do it
3 where it's a general standard except
4 where the Board determines otherwise.

5 DEPUTY MAYOR PHILLIPS: That's
6 what I was going to say is the next
7 step is that we determine at the close
8 of the hearing whether we're going to
9 continue taking comments and put that
10 into the resolution so that it's clear.

11 ATTORNEY STOLAR: You can. And
12 keep in mind when you do that
13 obviously, it's for any determination
14 that's not made the night of the
15 hearing.

16 DEPUTY MAYOR PHILLIPS: Right.

17 MAYOR STUESSI: Thank you. Maybe
18 what would be great to do, Candace, if
19 for you to work on something with Brian
20 to present to the Board at our work
21 session, and you talk amongst the other
22 clerks and give us a proposal to review
23 and we can discuss it and come to a
24 decision.

25 VILLAGE CLERK HALL: Okay.

1 MAYOR STUESSI: Thank you.

2 Lily, would you like to start off
3 with Resolution 1?

4 TRUSTEE DOUGHERTY-JOHNSON: Sure.
5 Resolution 1-2025-23, Resolution
6 adopting the January 2025 agenda as
7 printed. So moved.

8 TRUSTEE ROBINS: Second.

9 DEPUTY MAYOR PHILLIPS:
10 Discussion. Do we have any additional
11 agenda items that need -- resolution
12 items that need to be added to this
13 agenda this evening?

14 MAYOR STUESSI: No resolution
15 items, but a discussion on some sewer
16 applications, which will be at the end
17 of the meeting.

18 DEPUTY MAYOR PHILLIPS: Okay.
19 Well, I have a question then on this.
20 We had much discussion about the
21 building department fees that -- rather
22 the process, so I believe that we
23 probably need to reestablish a public
24 hearing again so that the process
25 follows through so that we're able to

1 do the original intent of being able to
2 do by resolution raising the fees. I
3 know that the Building Department fees
4 are in here, but there is no
5 resolution. There was some question
6 about whether the public hearing was
7 filed, I mean, or whether a resolution
8 was. I think we just need to do it and
9 get it done. Is it possible to add
10 that resolution to arrange for a public
11 hearing for next month?

12 ATTORNEY STOLAR: You absolutely
13 can. And as you point out because
14 there was some lack of clarity as to
15 what steps were taken, rather than
16 leave that cloud it's better to move
17 forward with the recommendation that I
18 think you're saying, which is to
19 schedule a public hearing with regard
20 to local law to amend the Code of the
21 Village of Greenport in relation to the
22 imposition of fees Board of Trustees
23 Resolution. And that is the law that
24 you considered previously that was
25 distributed previously. There have

1 been no changes. So at any time you
2 can schedule to do it by resolution.

3 DEPUTY MAYOR PHILLIPS: Okay.

4 MAYOR STUESSI: So let's add that
5 on at the end as well, and Brian, you
6 can read that off to the Board when we
7 get there.

8 DEPUTY MAYOR PHILLIPS: Great.
9 Thank you very much.

10 MAYOR STUESSI: Was there a second
11 on Resolution 1?

12 TRUSTEE ROBINS: I think I
13 seconded.

14 MAYOR STUESSI: All in favor?
15 (Aye said in unison.)

16 MAYOR STUESSI: Motion carries.

17 TRUSTEE ROBINS: Resolution
18 1-2025-24, Resolution accepting the
19 monthly reports of the Greenport Fire
20 Department, Village Administration, the
21 Village Treasurer, the Village Clerk,
22 Village Attorney, Mayor, and Board of
23 Trustees. So moved.

24 TRUSTEE BRENNAN: Second.

25 MAYOR STUESSI: All in favor?

1 (Aye said in unison.)

2 TRUSTEE BRENNAN: Resolution
3 1-2025-25, Resolution authorizing
4 Treasurer Brautigam to perform attached
5 budget amendments #6481 to appropriate
6 general fund reserves to fund the
7 repair of the roof of the carousel, and
8 directing that budget amendment #6481
9 be included as part of the formal
10 meeting minutes of January 24, 2025
11 meeting of the Board of Trustees. So
12 moved.

13 DEPUTY MAYOR PHILLIPS: Second.

14 MAYOR STUESSI: All in favor?

15 (Aye said in unison.)

16 MAYOR STUESSI: Motion carries.

17 DEPUTY MAYOR PHILLIPS: Resolution
18 01-2025-26, Resolution authorizing
19 Treasurer Brautigam to perform attached
20 budget amendment #6482 to appropriate
21 general fund reserves to fund the
22 repair and reassembly of the carousel,
23 and directing that budget amendment
24 #6482 be included as part of the formal
25 meeting minutes of the January 24, 2025

1 meeting of the Board of Trustees. So
2 moved.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Second.

5 TRUSTEE BRENNAN: Discussion,
6 please. I had asked Adam and I think
7 yourself to provide a copy of the
8 contract or maybe I asked for a call
9 contract for the vendor doing the
10 carousel work. I didn't receive any
11 response.

12 MAYOR STUESSI: Oh, I thought that
13 was sent through from Adam. We can do
14 that tomorrow.

15 TRUSTEE BRENNAN: So the reason I
16 ask is because I'm concerned about how
17 we're spending money on the carousel
18 restoration, and I'd like to see that.
19 I have some difficulty personally
20 approving this appropriation without
21 understanding how we contracted them.

22 DEPUTY MAYOR PHILLIPS: You're
23 talking about the repairs for the --
24 the repair and the reassembly, correct?

25 TRUSTEE BRENNAN: Not the roof

1 repair.

2 DEPUTY MAYOR PHILLIPS: Okay. The
3 repair and the reassembly.

4 TRUSTEE DOUGHERTY-JOHNSON: Yeah,
5 I had a question --

6 TRUSTEE ROBINS: This resolution
7 is about the work --

8 TRUSTEE BRENNAN: We already
9 approved the resolution on the roof.
10 We're talking about the --

11 MAYOR STUESSI: This was lowering
12 the main column in the center of it --

13 TRUSTEE ROBINS: And the framing.

14 TRUSTEE DOUGHERTY-JOHNSON: We did
15 get a quote on this. This was, like,
16 we got some sort of paperwork, I'm
17 trying to remember.

18 MAYOR STUESSI: Yes. So he had
19 sent a breakdown of what those costs
20 were, and I don't remember what they
21 were offhand, but that's what the
22 budget resolution is is for those
23 items, which included bringing it down
24 and then them coming back to take it
25 apart. It doesn't include anything

1 beyond that because we won't know until
2 they then move forward what those costs
3 are going to be. It's really, you
4 know, each step of the way we're
5 learning what the potential costs are
6 and sharing that with the Board.

7 DEPUTY MAYOR PHILLIPS: So let me
8 just -- this is not for the mechanism,
9 this is just for the structure itself,
10 the repair and reassembly?

11 TRUSTEE DOUGHERTY-JOHNSON: I
12 think this was just the lowering.

13 MAYOR STUESSI: This was the
14 lowering of it and then them coming
15 back in order to disassemble it to see
16 what the repairs are going to be.

17 DEPUTY MAYOR PHILLIPS: So we're
18 talking about the mechanism?

19 MAYOR STUESSI: Correct.

20 DEPUTY MAYOR PHILLIPS: That's
21 what I wanted to know.

22 TRUSTEE ROBINS: I thought this
23 was the lowering of the center column
24 and the inspection of the bearings and
25 stuff like that.

1 MAYOR STUESSI: Yes, that's what
2 I'm saying, correct. Not the work that
3 will be needed because we don't yet
4 know what that work is going to be.

5 TRUSTEE ROBINS: Right, right.
6 Evaluation.

7 DEPUTY MAYOR PHILLIPS: So this is
8 the \$49,940 is the estimate or close to
9 it as to what -- I think we did get an
10 e-mail about that.

11 MAYOR STUESSI: So we had a second
12 on that. Call a vote. All in favor?

13 (Aye said in unison.)

14 TRUSTEE BRENNAN: Opposed.

15 MAYOR STUESSI: Motion carries.

16 TRUSTEE DOUGHERTY-JOHNSON:
17 Resolution 1-2025-27, Resolution
18 authorizing the Village of Greenport to
19 add the outstanding water and sewer
20 balances in arrears to the Village of
21 Greenport 2025 tax bills for the
22 respective property per calculations to
23 be completed by or before April 30,
24 2025. So moved.

25 TRUSTEE ROBINS: Second.

1 MAYOR STUESSI: All in favor?

2 (Aye said in unison.)

3 MAYOR STUESSI: Motion carries.

4 TRUSTEE ROBINS: Resolution

5 01-2025-28, Resolution scheduling a

6 public hearing for the 2025-2026

7 Village tentative budget at 6:00 p.m.,

8 April 10, 2025 at the Old Schoolhouse,

9 Front and First Streets, Greenport, New

10 York 11944, and directing Clerk Hall to

11 notice the budget hearing accordingly.

12 So moved.

13 TRUSTEE BRENNAN: Second.

14 MAYOR STUESSI: All in favor?

15 (Aye said in unison.)

16 MAYOR STUESSI: Motion carries.

17 TRUSTEE BRENNAN: Resolution

18 1-2025-29, Resolution authorizing

19 Treasurer Brautigam to make an

20 additional contribution in the amount

21 of \$31,566.00 to the volunteer

22 firefighter length of service award

23 program for the Village of Greenport

24 Fire Department. So moved.

25 DEPUTY MAYOR PHILLIPS: Second.

1 TRUSTEE BRENNAN: Discussion,
2 please. Adam is not here, but I was
3 hoping someone could clarify how these
4 -- the timing of these payments. This
5 is an additional payment.

6 DEPUTY MAYOR PHILLIPS: This is --
7 Okay. Recently, I think, all were sent
8 the investment document that came in
9 from the company that does the
10 investments, okay, and there's a
11 certain amount that we have to come up
12 with beyond what is earned on those
13 investment accounts, and that's where
14 this comes from. It's budgeted for
15 every year, so it's similar to the
16 State retirement, which we're probably
17 getting that also soon. We budget for
18 a certain amount, and then the State
19 comes through and tells us what we have
20 to come up with.

21 MAYOR STUESSI: So it's really
22 effectively a true --

23 TRUSTEE BRENNAN: So it's a
24 reconciling for the calendar year of
25 2024?

1 DEPUTY MAYOR PHILLIPS: Yes.

2 TRUSTEE BRENNAN: So this is the
3 last payment for 2024.

4 DEPUTY MAYOR PHILLIPS: Yeah, the
5 next one will be -- because the LOSAP
6 is at the end of the normal calendar
7 year, it doesn't go along with our
8 budget year.

9 TRUSTEE BRENNAN: Thanks for
10 clarifying that.

11 DEPUTY MAYOR PHILLIPS: Because
12 the other thing is there was -- did we
13 receive that document? Adam is not
14 here. Do you know if we received the
15 document with the LOSAP information
16 that needed to go to the firemen?

17 VILLAGE CLERK HALL: I believe
18 Adam said that he followed up with
19 them. At the last meeting, he was
20 expecting the documents within the next
21 24 hours. I trust that he reached out
22 to them.

23 DEPUTY MAYOR PHILLIPS: I'll
24 double check. I know he reached out, I
25 just wondered if he had received it yet

1 because there was a FedEx to him.

2 VILLAGE CLERK HALL: I don't know.

3 DEPUTY MAYOR PHILLIPS: Because
4 what that is is the package comes from
5 Penflex, which goes through and tells
6 the firemen the information about what
7 their investment is into the LOSAP
8 program. It also ties in with their
9 points, which their grievance day is
10 January 31st or the 30th, I think,
11 where if you look at your work
12 sessions, you see where the firemen
13 have X number of points that goes
14 towards their LOSAP investment. So
15 that's in March we'll be voting on a
16 resolution to approve those once they
17 have a grievance day in January.

18 TRUSTEE BRENNAN: Thank you, Mary
19 Bess.

20 DEPUTY MAYOR PHILLIPS: You're
21 welcome.

22 MAYOR STUESSI: We had a second.
23 Call a vote. All in favor?

24 (Aye said in unison.)

25 MAYOR STUESSI: Motion carries.

1 DEPUTY MAYOR PHILLIPS: Resolution
2 01-2025-30, Resolution setting the 2024
3 Village of Greenport property tax lien
4 sale for 10:00 a.m. on March 12, 2025
5 at Greenport Village Hall, 236 Third
6 Street, New York 11944, and directing
7 Clerk Hall to notice the property tax
8 lien sale accordingly. So moved.

9 TRUSTEE DOUGHERTY-JOHNSON:
10 Second.

11 MAYOR STUESSI: All in favor?
12 (Aye said in unison.)

13 TRUSTEE DOUGHERTY-JOHNSON:
14 Resolution 1-2025-31, Resolution
15 accepting the attached proposal
16 submitted by Lisa Otis for the
17 management of the Village of Greenport
18 McCann Campground per the Request For
19 Proposals opening on January 15, 2025
20 and authorizing Mayor Stuessi to sign
21 the contract between the Village of
22 Greenport and Lisa Otis for the
23 management of the Village of Greenport
24 McCann Campground. So moved.

25 TRUSTEE ROBINS: Second.

1 MAYOR STUESSI: All in favor?

2 (Aye said in unison.)

3 TRUSTEE ROBINS: Resolution

4 01-2025-32, Resolution appointing four
5 election inspectors and one chairperson
6 for the Village General Election on
7 March 18, 2025 as follows: Cynthia
8 Ickes, chairperson; Christina Larkin,
9 Ellen Neff, Diana DeJesus.

10 The inspector are to be paid
11 \$16.50 per hour and \$17.50 per hour for
12 the chairperson of the inspectors. And
13 further authorizing the inspectors to
14 work on two Village voter registration
15 days as well as on the day of the
16 election. This will be expensed from
17 Account A.1450.100, Election Personnel
18 Services. So moved.

19 TRUSTEE BRENNAN: Second.

20 MAYOR STUESSI: All in favor?

21 (Aye said in unison.)

22 MAYOR STUESSI: Motion carries.

23 TRUSTEE BRENNAN: Resolution

24 01-2025-33, Resolution allowing the
25 Clerk's Office to appoint two alternate

1 election inspectors for the Village
2 General Election on March 18, 2025 as
3 follows: Lydia A. Wells, Lillie J.
4 Monique. The alternate election
5 inspectors are to be paid \$16.50 per
6 hour if required to work. And further
7 authorizing the inspectors to work on
8 two Village voter registration days, if
9 required as well as on the day of the
10 election, if required. This will be
11 expensed from Account A.1450.100,
12 Election Personnel Services. So moved.

13 DEPUTY MAYOR PHILLIPS: Second.

14 MAYOR STUESSI: All in favor?

15 (Aye said in unison.)

16 MAYOR STUESSI: Motion carries.

17 DEPUTY MAYOR PHILLIPS: Resolution
18 01-2025-34, Resolution approving the
19 public assembly permit application
20 submitted by Candace Hall and Destiny
21 Salter on behalf of the North Fork Kid
22 Connect, Inc. for the use of the Third
23 Street basketball court from 8:00 a.m.
24 to 8:00 p.m. on Saturday, July 26, 2025
25 for the 5th Annual Youth Basketball

1 Tournament. The applicants are
2 requesting a road closure of Third
3 Street between Center Street and North
4 Street from noon to 7:00 p.m. The
5 applicant has also requested a waiver
6 of the \$50 application fee. So moved.

7 TRUSTEE DOUGHERTY-JOHNSON:
8 Second.

9 TRUSTEE BRENNAN: Discussion,
10 please. Candace, this is your
11 organization, right?

12 VILLAGE CLERK HALL: Correct.

13 TRUSTEE BRENNAN: So is North Fork
14 Kid Connect a non-for-profit?

15 VILLAGE CLERK HALL: Yes, it is.

16 TRUSTEE BRENNAN: What's the
17 mission of that not-for-profit?

18 VILLAGE CLERK HALL: Our mission
19 is to do what we've always done, which
20 is create events for our community.
21 Our events so far have only been held
22 in Greenport. A lot of us are from
23 Greenport, so we continue to host
24 events for kids. We have an event
25 tomorrow that is a fundraiser for this

1 tournament, it's a cops and community
2 basketball game. We have the Chief of
3 Police playing in the game in addition
4 to an olympian and a whole lot of
5 people that come out and just support
6 coming together for the youth in our
7 community.

8 TRUSTEE BRENNAN: Thank you.

9 DEPUTY MAYOR PHILLIPS: Candace, I
10 do have one question. A while back,
11 Colin Ratsy was here, and I believe the
12 Mayor asked for you to connect with
13 him.

14 VILLAGE CLERK HALL: We did
15 connect. There was somebody who
16 volunteered funds that has been a
17 little elusive to get ahold of, and I
18 believe there is still a gap in between
19 what has been pledged by Colin Ratsy
20 and other community members that he
21 reached out to personally, I think,
22 with maybe some connection --

23 MAYOR STUESSI: I actually spoke
24 to Colin yesterday about this, and he
25 said he was working on his end and

1 would follow-up with us, and he was
2 committed to working with the Village
3 to look at this installation of some
4 additional planting in May once the
5 weather turns.

6 DEPUTY MAYOR PHILLIPS: I just
7 wanted to bring it back up.

8 VILLAGE CLERK HALL: Thank you.

9 DEPUTY MAYOR PHILLIPS: We have to
10 vote.

11 MAYOR STUESSI: All in favor?

12 (Aye said in unison.)

13 TRUSTEE DOUGHERTY-JOHNSON:
14 Resolution 1-2025-35, Resolution
15 approving the public assembly permit
16 application submitted by the East End
17 Seaport Museum for the use of various
18 Village streets and facilities,
19 including Mitchell Park from 9:00 a.m.
20 through 7:00 p.m. on Friday, September
21 19, 2025, and 9:00 a.m. through 6:00
22 p.m. on Saturday, September 20, 2025,
23 and Sunday, September 21, 2025 for the
24 annual maritime festival. So moved.

25 TRUSTEE ROBINS: Second.

1 MAYOR STUESSI: All in favor?

2 (Aye said in unison.)

3 MAYOR STUESSI: Motion carries.

4 TRUSTEE ROBINS: Resolution

5 01-2025-36, Resolution authorizing the
6 suspension of the open container law of
7 the Village of Greenport per sections
8 35-3B and 35-3C of the Greenport
9 Village Code within the Village
10 parameters outlined on the application
11 of the East End Seaport Museum Maritime
12 Festival from 9:00 a.m. to 5:00 p.m. on
13 September 20th, '25, and from noon to
14 5:00 p.m. on September 21, 2025 for the
15 Annual Maritime Festival. So moved.

16 TRUSTEE BRENNAN: Second.

17 MAYOR STUESSI: All in favor?

18 (Aye said in unison.)

19 TRUSTEE BRENNAN: I'm not
20 interested in moving this resolution,
21 so maybe someone else would like to do
22 it.

23 DEPUTY MAYOR PHILLIPS: Okay. I'd
24 like to move it so we can have a
25 discussion. Resolution 01-2025-37.

1 MAYOR STUESSI: Are we going to
2 read the Resolution?

3 DEPUTY MAYOR PHILLIPS: Oh, I'm
4 sorry. Resolution approving the
5 attached SEQRA Resolution regarding the
6 approval of the wetlands permit
7 application from Joyce Kearns, as owner
8 submitted by David Bergen for the
9 property at 300 Atlantic Avenue,
10 Greenport, New York 11944, Suffolk
11 County Tax Map Number 1001-2-02-13;
12 adopting lead agency status,
13 determining that the approval of the
14 application is an unlisted action for
15 purposes of SEQRA, and adopting a
16 negative declaration determining that
17 the approval of this wetlands permit
18 application will not have a significant
19 negative impact on the environment. So
20 moved.

21 TRUSTEE DOUGHERTY-JOHNSON: I'll
22 second, but I agree, we need to
23 discuss.

24 MAYOR STUESSI: We need to make a
25 motion to move it for --

1 TRUSTEE DOUGHERTY-JOHNSON:

2 Second.

3 MAYOR STUESSI: -- discussion.

4 TRUSTEE DOUGHERTY-JOHNSON: Right.

5 DEPUTY MAYOR PHILLIPS: Part of my
6 discussion is in the years past on
7 wetlands permits, we'd always have this
8 discussion of the pump out stations
9 discussion, and what has happened in
10 the past is the resolutions never
11 really put into it what the Board's
12 decision was, whether to waive it,
13 whether to create a different
14 direction, and I think at this point
15 that's one of the things I would like
16 to see the resolution kind of mention
17 that either we're going to have a
18 different method of securing the fact
19 that the property owner is dealing with
20 the sewer pump out situation, whether
21 it be a portable system, whether it be
22 they connect with the Village pump out
23 boat to have a definite contract coming
24 back and forth to do it, something that
25 is in the resolution so that from year

1 to year or whenever the property owner
2 comes back to us for something, there's
3 something documented.

4 Also in our code, we need to put
5 in here we have an expiration of two
6 years from the time we approve it that
7 our wetlands permit expires. And what
8 has happened when it happens is they do
9 not have to repeat paying the fee, but
10 they do have to come back to us and
11 update us as to what progress they've
12 made. If they've completed the work,
13 then they don't need to come back. If
14 they're still in the midst of it -- we
15 have a couple of those that are still
16 open. One of them is the Costellos
17 have come back for skids periodically
18 because we have an open permit for
19 them. So that's the reason that I
20 wanted to have this discussion. It's
21 important. Believe me, I live with it.
22 I'm sure, Patrick, you live with it.
23 We're dealing with pump out situations.
24 We have holding tanks, which of course,
25 we go out with the federal -- with the

1 federal law, we go out further, and I
2 do believe that if we really want to
3 deal with our LWRP at some point we're
4 going to have to make some decisions,
5 and I think that we should be wording
6 it in our resolution.

7 And my other question is according
8 to our Code, we're supposed to be
9 creating a determination similar to
10 what the other statutory boards do. So
11 I'm just curious if the resolution
12 stands as a determination or we need to
13 go through the steps?

14 ATTORNEY STOLAR: So the question
15 is do you want to adopt resolutions
16 when you approve, including findings.

17 DEPUTY MAYOR PHILLIPS: According
18 to our Code, we're supposed to be doing
19 that.

20 ATTORNEY STOLAR: According to the
21 law, you're supposed to do it. You
22 could do it, but you know, if you don't
23 do it and it's not challenged --

24 DEPUTY MAYOR PHILLIPS: I just,
25 you know, wetlands are important, and

1 Patrick has brought it up. We're
2 reviewing the LWRP. I know that
3 Mrs. Kearns needs to get her bulkhead,
4 I understand it, but I just want to
5 make sure that however we proceed from
6 now on with wetlands permits because
7 Patrick did have questions about it,
8 we've had some comments from the
9 public. We have some small marinas
10 that aren't living up to whatever
11 resolutions were passed in years past,
12 so I think it's just time that we start
13 to -- excuse the pun -- clean it up and
14 make it clear as to how to proceed.
15 That's where I'm coming from.

16 TRUSTEE ROBINS: And you want that
17 language in each resolution for each
18 wetlands permit?

19 DEPUTY MAYOR PHILLIPS: I believe
20 it should be. It's a legal document,
21 it's stating what they can do and can't
22 do, so along with the DEC permits. We
23 -- I don't want to hold them up because
24 we asked them to go through the process
25 to the Army Corps of Engineers, we

1 asked them to go through the process
2 with New York DEC, the Department of
3 State for the waterfront consistency,
4 the CAC, we're the last --

5 MAYOR STUESSI: I mean, to be
6 clear, we're not asking them to go
7 through those, they're required by
8 State law.

9 DEPUTY MAYOR PHILLIPS: We ask
10 them to do them first though before we
11 entertain --

12 MAYOR STUESSI: We're the last
13 entity to review.

14 DEPUTY MAYOR PHILLIPS: Patrick,
15 you had some concerns.

16 TRUSTEE BRENNAN: Yes. So the two
17 year expiration that you were
18 commenting on, would that apply to both
19 of these resolutions then, the SEQRA as
20 well as the approval?

21 DEPUTY MAYOR PHILLIPS: It is in
22 the Code.

23 TRUSTEE ROBINS: We did clarify
24 that, I remember when we changed that a
25 couple of years ago, four years ago.

1 DEPUTY MAYOR PHILLIPS: It's not
2 dealing with the SEQRA, it's dealing
3 with the actual --

4 MAYOR STUESSI: Permit itself.

5 TRUSTEE BRENNAN: And then we
6 closed this public hearing at the last
7 meeting?

8 MAYOR STUESSI: Yes.

9 TRUSTEE BRENNAN: So when are we
10 supposed to discuss this application?
11 Because we've gone from closing the
12 public hearing to moving a resolution
13 to the floor. Do we need to agenda a
14 discussion?

15 MAYOR STUESSI: We could have
16 discussed it more in our last work
17 session after we closed it or we can
18 discuss it tonight.

19 TRUSTEE BRENNAN: I think it's
20 important that we discuss it because I
21 think there's been -- our sort of
22 operating policy is not to discuss
23 applicants while the public hearing is
24 open.

25 MAYOR STUESSI: Right. We have to

1 close the public hearing before we
2 discuss.

3 TRUSTEE BRENNAN: So part of
4 closing the public hearing should be a
5 discussion about when we're going to
6 agenda the discussion item because I
7 feel like we've missed a step here.

8 ATTORNEY STOLAR: Deliberations
9 should be happening on every
10 application before you make a decision.
11 Deliberation, if necessary. Some
12 applications, obviously, it's fairly
13 obvious what the answer will be, but if
14 there's some substance that needs to be
15 discussed, you should deliberate on
16 that before rendering a determination.

17 TRUSTEE BRENNAN: We're
18 deliberating now. What I'm questioning
19 is the timing of the process. Do we
20 need to deliberate only once a motion
21 has been moved and seconded, or should
22 we be deliberating --

23 MAYOR STUESSI: I'd say moving
24 forward, my hope would be in the
25 interest of the applicant that we try

1 and discuss it the same day that we
2 close the public hearing because I'd
3 hate to then kick them another month to
4 our next work session so we are where
5 we are right now where it's on the
6 agenda and we're having a discussion.
7 I think we should discuss it right now
8 in the interest of the applicant.

9 TRUSTEE BRENNAN: Yes, but that
10 doesn't quite align with the discussion
11 we had earlier about accepting comments
12 on public hearings up to a certain
13 number of days after the close of the
14 public hearing. So if we move right to
15 a discussion, the public loses the
16 opportunity to comment on it.

17 TRUSTEE ROBINS: The public could
18 have commented on it anytime through
19 the last work session, right? We
20 haven't heard anything from them. They
21 had a week.

22 TRUSTEE DOUGHERTY-JOHNSON: But we
23 closed it, so if people think that it's
24 closed.

25 DEPUTY MAYOR PHILLIPS: I have a

1 timing question. Okay? Once we close
2 the public hearing, are we under a 60
3 day time period to come up with an
4 approval -- I mean, a yay or nay?

5 ATTORNEY STOLAR: No.

6 DEPUTY MAYOR PHILLIPS: We're not?
7 We're not held to that?

8 ATTORNEY STOLAR: No, there's no
9 statutory provision, and you don't have
10 a provision in your Code that requires
11 it.

12 DEPUTY MAYOR PHILLIPS: That's
13 what I wanted to check. Okay. All
14 right. So --

15 TRUSTEE BRENNAN: I have other
16 questions.

17 MAYOR STUESSI: Go ahead.

18 TRUSTEE BRENNAN: So not so much a
19 question, it's a comment. So we often
20 accept CAC -- the CAC will comment on
21 an application, and I think in my
22 experience here we've been inconsistent
23 about whether we fold the CAC's
24 recommendations into the resolution.

25 MAYOR STUESSI: We have in some

1 cases, and other cases, frankly, the
2 Board voted in one particular case that
3 I recall not to take some of the
4 recommendations from the CAC on one
5 particular large commercial project.

6 TRUSTEE BRENNAN: Yeah, and I'm
7 fine with that, whether we accept it or
8 don't accept it. What I'm saying is I
9 think we should be deliberate about it,
10 not overlook it so that we don't lose
11 the opportunity to fold the CAC
12 suggestions into it. Of course, we can
13 decide against it, that's our purview,
14 I believe.

15 The last question I have is I'm
16 unclear about our policy about pump
17 outs. I don't believe it's in our
18 Code, the requirement. So I believe it
19 resides in the adopted LWRP from 1992;
20 is that right, Lily?

21 TRUSTEE DOUGHERTY-JOHNSON: I
22 think so, if I remember correctly.
23 1996 -- 1992 is the year all the
24 marinas were (inaudible) according to
25 the adopted LWRP.

1 MAYOR STUESSI: The LWRP requires
2 connecting to the sewer in the marina.

3 TRUSTEE BRENNAN: Right. So --
4 but that's not a binding requirement,
5 right? That's directional. That's
6 meant to inform us and others.

7 MAYOR STUESSI: Yes.

8 TRUSTEE BRENNAN: So there's no
9 hard and fast rule about whether --

10 MAYOR STUESSI: Our Code is
11 unclear. There's no --

12 TRUSTEE BRENNAN: I just want to
13 get to the bottom of that because I
14 don't want to -- I don't want to
15 require the applicant to do something
16 that they're not by law required to do,
17 even though I would like to think -- so
18 it's discretionary for us; is that
19 correct, Brian?

20 ATTORNEY STOLAR: It's
21 discretionary, but I think what you
22 have to look at is what criteria are
23 you looking at when you're considering
24 a wetlands application? That's set
25 forth in your legislative intent, which

1 includes protection, preservation,
2 proper maintenance and use of water
3 courses, coastal wetlands, tidal
4 marshes, floodplain lands, fresh water
5 wetlands, a whole bunch of similar
6 areas in order to minimize their
7 disturbance, prevent damage from
8 erosion, turbidity, saltation, salt
9 water intrusion, loss of fish, or other
10 beneficial amino organisms, aquatic
11 life, hazards from flood and storm,
12 storm tide damage, and pollution, and
13 to otherwise protect the quality of the
14 water courses. So, you know, pump out
15 fits right within those considerations.

16 DEPUTY MAYOR PHILLIPS: You're
17 talking about Chapter 139.

18 ATTORNEY STOLAR: I'm talking
19 about 142.

20 DEPUTY MAYOR PHILLIPS: Well,
21 Chapter 139 also falls into the
22 waterfront consistency review, so if
23 you read down through that, it goes
24 through our policies. And I believe
25 that's one of our policies in the LWRP,

1 is it not, the pump out situation?

2 ATTORNEY STOLAR: But that's
3 different. This is a wetlands permit
4 application, this is not a coastal
5 assessment application.

6 DEPUTY MAYOR PHILLIPS: But we
7 have -- I think we have to do both,
8 don't we?

9 ATTORNEY STOLAR: Then you should
10 start requiring a coastal assessment
11 form with these applications.

12 DEPUTY MAYOR PHILLIPS: Isn't that
13 what the CAC is supposed to be doing?

14 ATTORNEY STOLAR: I would have to
15 look.

16 TRUSTEE BRENNAN: I think we need
17 to clarify that because I read that
18 Chapter 139 today, and it made me feel
19 like we're supposed to be doing that.

20 DEPUTY MAYOR PHILLIPS: Before the
21 retired village administrator, the CAC
22 did have a form that they used to go
23 through that went through the different
24 policies in the LWRP, which is part of
25 our problem with LWRP, our policies are

1 behind what the State's waterfront
2 consistency is requiring. So that's
3 why I'm raising the question is we need
4 to clarify stuff, and I don't want to
5 really hold anybody up, but I would
6 prefer that we table this, both of them
7 to be honest with you, until we just
8 make sure that we have everything that
9 we're supposed to have because it comes
10 up all the time. I mean, Julia, you
11 have to agree with me, it comes up all
12 the time. It's always we have the
13 comments from the public, and then we
14 have comments coming back that we're
15 not following policies.

16 TRUSTEE ROBINS: That form that
17 the CAC used to give us was pretty
18 substantial, you know, why can't we go
19 back and find that form?

20 MAYOR STUESSI: Patrick offered in
21 the last meeting in our work session
22 that he was going to work with the CAC
23 in developing a new form.

24 TRUSTEE ROBINS: That's what we
25 need.

1 TRUSTEE BRENNAN: Yeah, I'm happy
2 to do that. I don't have it here
3 tonight. I think that Brian read from
4 Chapter 142 is a pretty broad scope
5 that gives this Board a lot of
6 discretion to protect wetlands and all
7 that. So if we thought in our view
8 that a pump out was required, I think
9 we could certainly require the
10 applicant to do it. I am concerned
11 about whether we've been consistent on
12 it, you know, and I don't want to hold
13 one applicant to a higher standard than
14 another. That's all I'm concerned
15 about. The applicant's representative
16 did speak to this a little bit. I
17 wasn't convinced personally that it was
18 an economic hardship or a technical
19 hardship, but I am interested in trying
20 to require these.

21 MAYOR STUESSI: Well, there's the
22 question of what's the threshold too,
23 three boats versus a large scale
24 marina, which is the next one on here.

25 TRUSTEE DOUGHERTY-JOHNSON: The

1 Chapter 139 also does say that we're
2 supposed to be evaluating for
3 consistency in accordance with the
4 LWRP, and the LWRP does recommend it.
5 So while it's not, like, hard and fast
6 code, our Code says we should be
7 following the LWRP.

8 DEPUTY MAYOR PHILLIPS: We also
9 need to decide that in looking at each
10 size of the marina, how extensive are
11 we going to require them for a sewer
12 pump out station. I mean, you know,
13 one may have 15 boats, which would be
14 far different than one that has six or
15 whatever. I've never actually seen a
16 determination as to how many boats
17 makes a marina. I've been looking for
18 it, maybe I'm just missing it
19 someplace. But in the meantime, I
20 think it's time. We want the LWRP to
21 go forward, we have a lot of waterfront
22 to get done.

23 Believe me, just to make a
24 comment, for my neighbors I can see it
25 being extremely difficult to have

1 something built in. I can see, you
2 know, an arrangement or something. I
3 think that's what we also have to
4 decide is to what extent or what -- you
5 know, how large of a commitment are we
6 going to push for somebody who has that
7 issue.

8 TRUSTEE BRENNAN: And what would
9 qualify as a pump out system. I agree
10 with you. But I'm sure that the folks
11 that worked on the LWRP that was
12 adopted in 1992 were aware that there
13 was economic or financial consequences
14 to this suggestion. So we can't just
15 simply look at it today and say, oh,
16 that's a great idea but it's too much
17 of a burden. Someone has to pay for
18 it.

19 TRUSTEE DOUGHERTY-JOHNSON: Right.
20 And also we do need to be consistent,
21 but also we can't keep saying, oh, we
22 can't do this now because we have to be
23 consistent. Like, at some point we
24 have to say we're doing this and hold
25 people to that standard going forward

1 or, you know, otherwise it will never
2 happen.

3 TRUSTEE BRENNAN: Yes.

4 DEPUTY MAYOR PHILLIPS: I'm just
5 suggesting that we table both -- well,
6 right now the one resolution that we've
7 already seconded until the next work
8 session, and then maybe we can have
9 time all of us to delve into what we
10 think and come up with something that
11 will move these two forward and then
12 get into the real nitty gritty of the
13 LWRP because it's time for it to come
14 back up and get discussed.

15 ATTORNEY STOLAR: Just to -- I had
16 a chance just now to look at your water
17 consistency review chapter, it's
18 different from some others that I've
19 seen, but it's also consistent -- looks
20 exactly like a different village that I
21 work with. More often than not, you
22 have an officers, building department,
23 whoever it may be who is your
24 waterfront consistency review person,
25 and that person makes a decision. When

1 the application comes in, it's
2 submitted to CAF. As per your Code,
3 that person is supposed to be -- that
4 person is the agency -- rather than a
5 person, it's the agency considering the
6 application. Since the application
7 here is for a wetlands permit, you are
8 the waterfront consistency agency. So
9 it's your obligation, as the Deputy
10 Mayor was pointing out, to consider
11 waterfront consistency. And also that,
12 unlike Chapter 142, does have a
13 timeframe and a very short timeframe
14 that you're going to have to deal with
15 going forward.

16 DEPUTY MAYOR PHILLIPS: That was
17 my concern.

18 TRUSTEE BRENNAN: This also raises
19 an issue for me about why it's been our
20 past practice to be the last stop on
21 the wetlands review, the last agency.
22 I would suggest that we be the first
23 and last. Because this would help the
24 applicant to get some preliminary
25 guidance where we as a Board think this

1 might be going. Because this comes up
2 all the time, it came up earlier in
3 this discussion. The applicant has
4 already been asked to meet with DEC,
5 the Army Corps of Engineers also.
6 They've already invested a significant
7 amount of time --

8 MAYOR STUESSI: I've heard that
9 from several people. How can what the
10 DEC and Army Corps of Engineers not be
11 good enough for the Village Board.

12 TRUSTEE BRENNAN: That's a false
13 argument because it's still our
14 responsibility, it's the law, and we
15 get to the end -- we jump in at the end
16 of this process, and I think we kind of
17 weaken our position a little bit
18 because there's a lot of momentum in
19 the applications, and certainly we're
20 sensitive to holding people up and
21 making, you know, expend resources
22 unnecessarily. I think we're putting
23 ourselves in a difficult position, and
24 if we could be the first agency to
25 review it and the last, I think it

1 would be better for everyone.

2 MAYOR STUESSI: Theoretically they
3 could apply with us at the same time
4 they're also applying to DEC and/or
5 Army Corps because there's a good
6 amount of requirements and time that
7 takes place rather than -- because what
8 I'd hate to see is to lengthen the
9 process significantly and wait for some
10 sort of rendering from the Village
11 before they then apply.

12 TRUSTEE BRENNAN: Right. And I
13 also think if we were the first agency
14 in this process, we would have the
15 opportunity to determine if we want to
16 be lead agency. And this may not be a
17 significant issue for small
18 applications, individual homes, a small
19 marina, but our waterfront is so
20 important to the Village that we should
21 assert if we want to be the lead agent
22 on an environmental application,
23 wetlands application. Brian, do you
24 disagree?

25 ATTORNEY STOLAR: No, not at all.

1 I think you're right on point.

2 TRUSTEE BRENNAN: Is it feasible
3 to be the first and last stop in the
4 permitting process here?

5 ATTORNEY STOLAR: By way of these
6 two statutes, you kind of are. Chapter
7 139 puts you first and Chapter 142 puts
8 you last.

9 MAYOR STUESSI: So it's just a
10 matter of how we change the application
11 process and bring the applicant to the
12 Village Board immediately upon --

13 DEPUTY MAYOR PHILLIPS: Well, what
14 I have seen in the past -- and this is
15 going back a while, back to 2010, 2012,
16 we used to receive a copy of the
17 application pending the approvals of
18 New York DEC and whatever, but we did
19 actually get to see their original
20 plans first before they went --
21 although we let the DEC and the Army
22 Corps of Engineers do their job because
23 they're the experts at it, I'm not.
24 But we did actually see the application
25 before it was -- before it got all the

1 approvals.

2 TRUSTEE BRENNAN: That makes
3 sense.

4 MAYOR STUESSI: When did that
5 change?

6 DEPUTY MAYOR PHILLIPS: I believe
7 that changed -- I think it changed
8 because of efficiency and probably
9 trying to fast track -- not fast track,
10 but do exactly what you're saying,
11 trying not to hold the applicant up
12 because the Army Corps of Engineers and
13 DEC permits sometimes they do run into
14 a time lag because something kicks
15 where it takes a little bit longer.
16 But I don't see why if we -- that's the
17 thing with the waterfront consistency,
18 if we accept the application before all
19 the approvals, does that kick the clock
20 in?

21 ATTORNEY STOLAR: The only clock
22 that you have -- there are SEQRA
23 clocks, but the only clock that you
24 have for a substantive determination
25 are set forth in various statutes.

1 Chapter 139 has a timeframe, Chapter
2 142 does not.

3 DEPUTY MAYOR PHILLIPS: So what
4 I'm saying is if we were to get the
5 application before they have all of
6 the -- if we were to declare ourselves
7 as the lead agency, does that set a
8 time clock in with our Code?

9 TRUSTEE BRENNAN: That's a
10 different --

11 ATTORNEY STOLAR: That's
12 different. SEQRA procedure you have a
13 certain amount of time to declare.
14 You're supposed to do it as soon as
15 possible when the application is in,
16 determine who is lead agency. If you
17 think you'd like to be lead agency and
18 there are other agencies and it's not a
19 Type II action, you should be doing a
20 coordinated review.

21 DEPUTY MAYOR PHILLIPS: I
22 understand all that.

23 ATTORNEY STOLAR: There are
24 timelines with regard to all -- we
25 could talk about that as we figure what

1 process we want to start implementing
2 going forward.

3 DEPUTY MAYOR PHILLIPS: I don't
4 want to hold up these applicants for us
5 developing a process, but I think we
6 need to discuss -- we need to
7 discuss --

8 MAYOR STUESSI: We can't do that
9 because we have a time issue, we
10 already held the public hearing on it.

11 So there was a motion to table
12 this one for this evening until our
13 next work session. Was there a second
14 on that?

15 TRUSTEE DOUGHERTY-JOHNSON:
16 Second.

17 MAYOR STUESSI: All in favor?
18 (Aye said in unison.)

19 MAYOR STUESSI: Motion is tabled.

20 DEPUTY MAYOR PHILLIPS: We have to
21 do the next one too, table it.

22 TRUSTEE DOUGHERTY-JOHNSON: Do you
23 want me to read it still?

24 DEPUTY MAYOR PHILLIPS: Resolution
25 01-2025-38, Resolution approving -- do

1 I need to read it all through, or can I
2 just make a motion to table?

3 ATTORNEY STOLAR: If you're going
4 to be tabling 38, 39, 40, you can do
5 them right now as a motion to table
6 those resolutions without any further
7 discussion.

8 DEPUTY MAYOR PHILLIPS: Motion to
9 table Resolution 01-2025-38,
10 01-2025-39, and 01-2025-40 and 41 --

11 MAYOR STUESSI: No, that's the
12 firefighters'.

13 DEPUTY MAYOR PHILLIPS: Motion to
14 table those resolutions.

15 TRUSTEE DOUGHERTY-JOHNSON:
16 Second.

17 MAYOR STUESSI: All in favor?
18 (Aye said in unison.)

19 MAYOR STUESSI: Motions tabled.

20 TRUSTEE DOUGHERTY-JOHNSON:
21 Resolution 01-2025-41, Resolution
22 1-2025-42 designating the Board of
23 Trustees for the Village of Greenport
24 as the lead agency under New York State
25 Environmental Quality Review Act with

1 regarding to the proposed Local Law 1
2 of 2025, which provides for a real
3 property annual tax exemption for
4 volunteer firefighters and volunteer
5 ambulance workers in accordance Real
6 Property Tax Law 466-A; determines that
7 the proposed local law unlisted action
8 and finds that the Board's adoption of
9 the local law will not have potential
10 for significant negative environmental
11 impacts. So moved.

12 TRUSTEE ROBINS: Second.

13 MAYOR STUESSI: All in favor?

14 (Aye said in unison.)

15 TRUSTEE ROBINS: Resolution
16 01-2025-42, Chapter 121, Taxation,
17 amended resolution whereas the Board of
18 Trustees has been considering the
19 adoption of a local law that amends
20 Chapter 121 of the Code of the Village
21 of Greenport to authorize the real
22 property annual tax credit exemption
23 for volunteer firefighters and
24 volunteer ambulance workers in
25 accordance with Real Property Tax Law

1 466-A; and whereas the law is not a
2 zoning law subject to referral to the
3 Suffolk County Planning Commission; and
4 whereas the Board has determined that
5 the proposed law is an unlisted action
6 under the State Environmental Quality
7 Review Act and will not result in a
8 significant adverse environmental
9 impact; and whereas the Board held
10 published and posted legal notice of a
11 scheduled public hearing on the
12 proposed law; and whereas the Board
13 held a public hearing on the proposed
14 local law on January 23, 2025; and now,
15 therefore, be it resolved that the
16 Board of Trustees in the Village of
17 Greenport hereby adopt the proposed law
18 as Local Law 1 of 2025, a local law
19 amending Chapter 121 of the Village
20 Code, which law authorizes a real
21 property annual tax credit exemption
22 for volunteer firefighters and
23 volunteers ambulance workers in
24 accordance with the Real Property Tax
25 Law 466-A; and be it resolved further

1 that the Board directs the Village
2 Clerk to file the law with the New York
3 Secretary of State and take other
4 actions as may be required upon
5 adoption of the local law. So moved.

6 TRUSTEE BRENNAN: So moved.

7 MAYOR STUESSI: You definitely get
8 an Academy Award for that.

9 All in favor?

10 (Aye said in unison.)

11 MAYOR STUESSI: Motion carries.

12 TRUSTEE BRENNAN: Resolution
13 1-2025-43, Resolution approving all
14 checks for the voucher summary report
15 dated January 21, 2025 in the total
16 amount of \$567,507.03 consisting of all
17 regular checks in the amount of
18 \$522,010.27 and all prepaid checks
19 including wire transfers in the amount
20 of \$45,496.76. So moved.

21 DEPUTY MAYOR PHILLIPS: Second.

22 MAYOR STUESSI: All in favor?

23 (Aye said in unison.)

24 MAYOR STUESSI: Brian, you were
25 going to add on a resolution?

1 ATTORNEY STOLAR: Sure. This will
2 be, I guess, 01-2025-44, a resolution
3 scheduling the public hearing to be
4 held on February 20th, 2025 regarding
5 local law to amend the Code of the
6 Village of Greenport in relation to
7 providing for the imposition of fees by
8 Board of Trustees resolution.

9 DEPUTY MAYOR PHILLIPS: So moved.

10 TRUSTEE DOUGHERTY-JOHNSON:
11 Second.

12 MAYOR STUESSI: All in favor?

13 (Aye said in unison.)

14 MAYOR STUESSI: Motion carries.

15 The last item, which is an add on,
16 Brian had recirculated the request for
17 sewer connections. Correct me if I'm
18 wrong, Brian, I don't have it up -- I
19 don't have a computer in front of me,
20 there were a total of six of them, I
21 believe, five.

22 ATTORNEY STOLAR: There were five
23 that we had the opportunity to review.

24 MAYOR STUESSI: Five total. Four
25 of them did not apply or -- pardon me,

1 did not have approval for connection
2 with the Village prior to the
3 moratorium going in place, only one of
4 them did, and that was from eight years
5 ago, correct?

6 ATTORNEY STOLAR: I don't remember
7 if it was eight years ago, you're
8 talking about 520 Madison or --

9 MAYOR STUESSI: No, I'm talking
10 about Main Road.

11 DEPUTY MAYOR PHILLIPS: 74495 Main
12 Road, we had a contract that was in
13 2018.

14 TRUSTEE DOUGHERTY-JOHNSON: Did we
15 actually see the contract? Did we get
16 a copy of that somewhere?

17 DEPUTY MAYOR PHILLIPS: A couple
18 of times.

19 MAYOR STUESSI: So we heard the
20 recommendation from our sewer
21 consultant that we not extend sewer
22 outside of the Village until such time
23 that we start making significant
24 repairs within the Village. It would
25 seem to me that the four applications

1 that did not apply, they don't meet the
2 standard of the moratorium in order to
3 apply, correct, Brian?

4 ATTORNEY STOLAR: Correct. There
5 were certain criteria that had to be
6 met to be eligible for application and
7 consideration by the Board. Four of
8 them did not meet the criteria.

9 MAYOR STUESSI: So it would seem
10 that that's an easy one. We should
11 proceed with notifying them that
12 there's nothing we can do at this time
13 until such point as the moratorium is
14 lifted and new policies are adopted.
15 We can write any letters that they may
16 need for Suffolk County for assistance.

17 ATTORNEY STOLAR: Right. I think
18 you should address the addresses. So
19 you have 1220 Ninth Street, there has
20 been -- where there's been no
21 documentation submitted indicating that
22 any application had been filed with the
23 Village previous to the adoption of the
24 sewer connection restriction.

25 1095 Seventh Street, same thing,

1 no documentation submitted indicating
2 that any application had been filed
3 with the Village previous to the
4 adoption of the restriction.

5 555 Bridge Street, same issue.

6 And --

7 DEPUTY MAYOR PHILLIPS: 520
8 Madison.

9 ATTORNEY STOLAR: 520 Madison
10 Avenue also did not provide details
11 demonstrating that they had a permit in
12 place in advance of the sewer
13 connection restriction.

14 MAYOR STUESSI: Did you have Ninth
15 Street on there?

16 DEPUTY MAYOR PHILLIPS: 1220 Ninth
17 Street.

18 ATTORNEY STOLAR: 1220 Ninth
19 Street, yes. Those were the four that
20 would not qualify.

21 TRUSTEE BRENNAN: Did I miss
22 something? Are there some that do
23 qualify?

24 DEPUTY MAYOR PHILLIPS: 74495 Main
25 Road.

1 TRUSTEE DOUGHERTY-JOHNSON: Was
2 550 Madison on the list of the ones
3 that don't qualify?

4 MAYOR STUESSI: Yes, he read that
5 out.

6 ATTORNEY STOLAR: No, 520, not
7 550. There's been more correspondence
8 recently regarding 550, but that's --
9 some of it is inconsistent. It doesn't
10 appear from what was provided to the
11 Village that they had a permit in place
12 in advance of the connection
13 restriction, but we could certainly
14 look further into that and see if all
15 that paperwork that we've been provided
16 is, in fact, consistent with that.

17 MAYOR STUESSI: And so can you
18 please read again the address for Main
19 Road, which is the one that did receive
20 approval from the Village eight years
21 ago.

22 ATTORNEY STOLAR: 74495 Main Road.

23 MAYOR STUESSI: So that is a
24 project that contemplated the ownership
25 group building a larger commercial

1 building over there with some
2 residential building a pump station and
3 allowing for connections to additional
4 properties nearby including going
5 across the street and to the next door
6 neighbors. But there was no work that
7 ever commenced or started on it. We
8 only recently in the last six months, I
9 think May was the first outreach, it
10 was May and then November in regards to
11 it. There were no payments made to the
12 Village for it. The original
13 agreement, as I recall, not looking at
14 it in front of me that the prior Board
15 had approved contemplated having the
16 applicant build a pump station and turn
17 that over to the Village to manage and
18 maintain, which could then connect all
19 of the additional properties nearby.

20 Discussion?

21 TRUSTEE ROBINS: No. I mean, I
22 recall that at the time the application
23 came in I think I voted to support it.
24 Mary Bess, wasn't that --

25 DEPUTY MAYOR PHILLIPS: We voted

1 to support it because it was in at that
2 point, and I'm not sure where it is
3 with Southold Planning at one point. I
4 don't know if they -- part of this was
5 tied up with their approval with the
6 Southold Planning Board for their
7 project, but I don't think that they're
8 -- I'm not sure how far they are with
9 that, I didn't bother -- I didn't have
10 time to check.

11 MAYOR STUESSI: I met with two of
12 the principals yesterday who said
13 they're not looking to do anything
14 right away, they're just looking for
15 some sort of approval by the Village,
16 don't anticipate that they would start
17 anything for at least a year
18 potentially, likely targeting about a
19 year from now, but project plans may
20 change, but unlikely. They were
21 contemplating building a laundromat as
22 part of this new commercial complex,
23 and then one of the adjoining --
24 immediate adjoining neighbors would
25 connect into it as well. That is a

1 commercial building that has a
2 restaurant/deli use downstairs and
3 residential above.

4 My concerns are that a lot has
5 changed in eight years, not just in the
6 overall maintenance and productivity
7 and service ability of our Village
8 sewer system but also in the
9 environment. This backs up to wetlands
10 over there, I have some concerns about
11 what has likely changed over there.
12 Patrick and I in particular, just
13 dealing with the railroad, the mini
14 railroad, we've seen just in the last
15 year some pretty significant changes
16 with the wetlands over there. And I
17 would have concern personally about
18 going forward with some sort of
19 commercial sewer project, having said
20 all of that, not understanding how much
21 more connection could potentially take
22 place out of this without a newer study
23 being done as part of this applicant
24 and any potential connections. I'm
25 open to others opinions and thoughts on

1 this. I will tell you just in the last
2 couple of weeks, the Village is dealing
3 with one commercial sewage use outside
4 of the Village, within the district but
5 outside of the Village, which is
6 requiring a lot of work by the Village
7 Sewer Department. We've expended a
8 good amount of labor dealing with this
9 pump station, and I was handed another
10 purchase order today for over a
11 thousand dollars for additional parts
12 for this sewer pump station. This was
13 one, the agreement was signed in 2011,
14 which it's sort of a similar situation,
15 that pump station was built by them and
16 turned over to the Village and we're
17 maintaining it. But, you know, we have
18 expenses with that as well.

19 TRUSTEE BRENNAN: I'm sorry, which
20 pump station are you referring to?

21 MAYOR STUESSI: This is at
22 Cliffside.

23 DEPUTY MAYOR PHILLIPS: But I do
24 believe that -- correct me, Brian --

25 MAYOR STUESSI: They're allowed to

1 apply but it requires Village Board
2 approval to move forward or not if they
3 had an application in prior to the
4 moratorium, correct?

5 ATTORNEY STOLAR: Basically you
6 had to have a permit, a valid and open
7 permit to be eligible to get an
8 exception under the connection
9 restriction. So if you didn't have it,
10 you're not eligible. The Board still
11 should make a finding that those
12 applicants are not eligible.

13 DEPUTY MAYOR PHILLIPS: Isn't it
14 my understanding that they are looking
15 for an updated letter that the Suffolk
16 County Health Department is requiring
17 an updated letter from us since we had
18 put in the moratorium that they just
19 wanted an updated letter from us for
20 something that was tied to this
21 contract; is that the not what they
22 were looking for? I believe they're
23 not heading -- I don't think they're
24 headed down the path to do
25 construction, but I think they're

1 looking for an updated letter.

2 ATTORNEY STOLAR: I don't think
3 I've seen that request in writing. I'm
4 just listening to it now.

5 MAYOR STUESSI: They're looking
6 for an approval.

7 TRUSTEE BRENNAN: I think we need
8 to set aside what their potential
9 construction schedule is because that
10 could all change. We don't know if --
11 I know it takes a long time to get
12 things approved, so they may be a year
13 out, but I don't think we can condition
14 our approval or deny this based on how
15 soon we think they may or may not start
16 construction. We just don't have any
17 control over that.

18 MAYOR STUESSI: I think what we
19 have to make certain of going forward
20 is that any type of approvals by the
21 Village has some sort of timeframe on
22 it as well.

23 TRUSTEE BRENNAN: Yeah. So this
24 meets the criteria for the exception,
25 Brian; is that right? You've

1 determined that -- you're satisfied
2 that this applicant meets the criteria?

3 ATTORNEY STOLAR: For their
4 request to the Board, correct.

5 TRUSTEE BRENNAN: And the
6 exception language does not contemplate
7 whether you're in the Village or out of
8 the Village.

9 ATTORNEY STOLAR: Correct.

10 TRUSTEE BRENNAN: So we have the
11 exception, it meets the exception. Our
12 engineer suggested or recommended that
13 we don't hook up more customers outside
14 the Village; is that what you said
15 earlier?

16 MAYOR STUESSI: Yes.

17 TRUSTEE BRENNAN: That doesn't
18 exactly dovetail with how we created
19 this exception. The exception doesn't
20 give us an explicit opportunity to
21 discount someone who is outside the
22 Village versus inside.

23 MAYOR STUESSI: The exception
24 gives the Village Board the authority
25 to rule as to whether to --

1 ATTORNEY STOLAR: The exception is
2 pretty -- if somebody is making an
3 application for an exception, and they
4 qualify under the terms of your
5 resolution that provided for the
6 restriction, then they'd be entitled to
7 the exception regardless of any other
8 factors, whether they're in or out of
9 the Village, whether the engineer has
10 recommended that we no longer permit
11 outside connections, that's irrelevant
12 to the consideration for the request
13 for relief from the restriction.

14 MAYOR STUESSI: So define open.
15 You said it had to be open, does that
16 mean that they have to have a currently
17 open building permit?

18 ATTORNEY STOLAR: Correct.

19 MAYOR STUESSI: So then we need to
20 make a request of Southold Town
21 Building Department to let us know as
22 to whether there is an open building
23 permit.

24 TRUSTEE BRENNAN: I guess, I was
25 asking, Brian, if this has been vetted,

1 that they've met the criteria. That
2 particular item has not been checked?

3 ATTORNEY STOLAR: With the -- with
4 Southold?

5 TRUSTEE BRENNAN: Yeah.

6 ATTORNEY STOLAR: I'm -- I'm
7 fairly certain it has been checked and
8 that they do, in fact, have a permit,
9 but I'm not so certain that it's the
10 permit with Southold that we were
11 concerned with, it was the approval
12 from the Village, the permit from the
13 Village to connect. So if they don't
14 have that permission, and that's --

15 DEPUTY MAYOR PHILLIPS: They have
16 a contract with us.

17 ATTORNEY STOLAR: Then there's
18 no -- in my view -- I could tell you
19 what my view would be.

20 TRUSTEE BRENNAN: Are you asking
21 for permission to tell us your view?

22 ATTORNEY STOLAR: My view would be
23 legal advice.

24 TRUSTEE ROBINS: What?

25 ATTORNEY STOLAR: Based on the

1 application, there is nothing that was
2 submitted that demonstrates to us
3 otherwise than the fact they obtained
4 approval back in 2018, we have an
5 agreement to provide for the
6 connection. I'm not sure how we would
7 prohibit it at this point based on the
8 engineer's report, which is separate
9 and distinct from the restriction
10 resolution that you adopted.

11 TRUSTEE BRENNAN: I'm in agreement
12 with what you're saying. I don't
13 really see this as much of a
14 discretionary decision on this Board's
15 behalf. I think it sounds like they
16 meet the exception requirements, it's
17 almost an administrative approval at
18 this point. Do we have any wiggle
19 room?

20 ATTORNEY STOLAR: Based on the
21 current resolution, you can based on
22 the engineer's recommendation going
23 forward make a change or adopt another
24 restriction that's consistent with that
25 to provide for the necessary

1 protections to the Village and to
2 environment, but that's not what we
3 have in place as of now when this
4 request was made, so you have to
5 consider it based on what you have in
6 place as of now.

7 TRUSTEE BRENNAN: The keyword
8 being going forward.

9 ATTORNEY STOLAR: Right.

10 MAYOR STUESSI: So it sounds like
11 we need you to double check once again
12 that this one application does, in
13 fact, meet the minimum standards.

14 DEPUTY MAYOR PHILLIPS: I think he
15 just gave an opinion -- his opinion
16 back in November 19th, the legal
17 provided us his opinion that this
18 should be -- that we should submit that
19 the Board may consider this request for
20 an exception, which it may do at a
21 meeting. No public hearing is
22 required. I mean, I'll read into the
23 record what the Village Attorney sent
24 to us.

25 TRUSTEE BRENNAN: Go ahead.

1 TRUSTEE ROBINS: Is that Prokop
2 you're talking about?

3 DEPUTY MAYOR PHILLIPS: No, this
4 is from Brian. You all received it on
5 November 19th, you all received the
6 e-mail which went through the
7 properties that were before us asking
8 for the exceptions, and it said this
9 property is located out of the Village.
10 In 2018, the applicant and the Village
11 entered into an agreement to provide
12 for connection to the Village sewer
13 system. Accordingly, this request
14 would appear to fall within the
15 parameters of the second exception B
16 above. Previous to the adoption of the
17 resolution, the applicant filed a
18 request for sewer connection as there
19 was an agreement in place dating back
20 to 2018. This would appear to satisfy
21 the application filing requirement,
22 thus the Board may consider the
23 applicant's request as an exemption to
24 the permit protection to the Village
25 system. The various applications,

1 documents submitted in September of
2 2024, an e-mail to the Village on May
3 7th appear to address the reasons why
4 the restriction should not apply to the
5 proposed connection, and includes the
6 quantity of expected or anticipated
7 wastewater, thus we would submit that
8 the Board may consider this request for
9 an exception, which it may do in a
10 meeting, no public hearing is required.

11 I don't know, folks, I read it
12 back in November so --

13 MAYOR STUESSI: Mary Bess, we all
14 read it back in November, but you do
15 realize that we're dealing with a
16 significant amount of work. We all sat
17 here and listened to our consultant
18 tell us we're going to have tens of
19 millions of dollars worth of sewer work
20 that's required -- Mary Bess, let me
21 finish, please, okay. I was simply
22 asking Brian if he is certain that this
23 meets all the standards. What you just
24 read said it appears that it does, and
25 out of an abundance of caution, if we

1 need to, I would make the request that
2 he confirm that it meets the standards.

3 DEPUTY MAYOR PHILLIPS: And --

4 ATTORNEY STOLAR: I used the
5 phrase appears, but having remembered
6 exactly what was -- what the contract
7 provided, that would -- I use the word
8 appear often -- that would essentially
9 confirm to me that they qualify for
10 consideration for the exception and
11 that you should consider that
12 exception. Make a determination one
13 way or another. You don't have to
14 grant it. There are certain factors
15 that you look at, but you have to
16 consider it.

17 MAYOR STUESSI: Okay. So you're
18 saying something different than Patrick
19 said a moment ago because I heard you
20 say that we were bound -- you believe
21 we were bound to say yes if it met the
22 standards, but I'm hearing something
23 different.

24 TRUSTEE BRENNAN: That's the
25 feeling I'm getting is that we don't

1 have discretion here. It's unclear to
2 me. I would be inclined to grant this
3 applicant their exception if it meets
4 the criteria.

5 ATTORNEY STOLAR: There's criteria
6 that serves as the basis for being able
7 to be considered by the Board for an
8 exception. The next thing you look at
9 is, if they meet that, as I said, they
10 meet that here, you look at how much --
11 the quantity of expected or anticipated
12 wastewater and the reason why the
13 restriction should not apply, and then
14 you make a determination approving or
15 denying based on that.

16 TRUSTEE BRENNAN: Right. So I
17 think we need more information. I
18 would move that we accept the
19 application as being meeting the
20 criteria for an exception, but our
21 decision should probably rely on an
22 analysis of what their anticipated
23 wastewater load is going to be.

24 TRUSTEE ROBINS: Where does it say
25 that anywhere that that additional

1 consideration comes in? How are we
2 accused of not being kind of two faced
3 about this? In other words, you meet
4 the exception, we say yes, but we're
5 going to say no.

6 TRUSTEE DOUGHERTY-JOHNSON: They
7 meet the requirement to --

8 MAYOR STUESSI: They meet the
9 minimum threshold to be considered.

10 TRUSTEE ROBINS: To be considered.

11 TRUSTEE DOUGHERTY-JOHNSON: Not
12 meet the exception. I think that makes
13 sense.

14 TRUSTEE BRENNAN: Can we agree on
15 that?

16 ATTORNEY STOLAR: That was for me?

17 TRUSTEE BRENNAN: That was for the
18 Board. Can we agree that they meet
19 the --

20 MAYOR STUESSI: I agree that they
21 meet the minimum criteria to be
22 considered.

23 TRUSTEE DOUGHERTY-JOHNSON: I
24 think we consider a contract an open
25 permit, which sounds like it makes

1 sense, then yes, I would agree with
2 that.

3 DEPUTY MAYOR PHILLIPS: Brian, the
4 next step after which is all this is
5 trying to get to to agree that they
6 meet the exception, what is the next
7 step after that?

8 ATTORNEY STOLAR: To make a
9 determination as to whether to grant
10 the exception based on the two
11 essential factors I stated before,
12 quantity of expected or anticipated
13 wastewater and the reason why the
14 restriction should not apply to them.

15 And I would point out, and I
16 apologize if I wasn't clear before,
17 within that consideration after you
18 deem that they qualified for the
19 threshold, you certainly can consider
20 the various factors, the impact to the
21 environment for their hooking into the
22 system, so whatever that may be, you
23 can consider.

24 DEPUTY MAYOR PHILLIPS: Can I ask
25 you to -- since there was a very -- a

1 mount of information that was provided
2 to me that I sent on to you dealing
3 from his consultant, could we possibly
4 make sure -- I'm not sure if the whole
5 Board has seen all of that.

6 TRUSTEE DOUGHERTY-JOHNSON: I
7 didn't get a May 7th --

8 DEPUTY MAYOR PHILLIPS: I sent it
9 directly to you because it was sent to
10 me, and it was under legal discussion
11 at that point. So could it possibly be
12 that now that can be sent to the rest
13 of the Board Members so that they can
14 get a better picture of what the
15 situation is?

16 ATTORNEY STOLAR: Of course.

17 DEPUTY MAYOR PHILLIPS: Do you
18 have it or do you want me to forward it
19 to them?

20 ATTORNEY STOLAR: What you sent to
21 me last week, right?

22 DEPUTY MAYOR PHILLIPS: I believe
23 so, yeah, there was quite an amount of
24 information from their consultant.

25 ATTORNEY STOLAR: I have it.

1 TRUSTEE BRENNAN: Mary Bess, is
2 this information that would help us to
3 analyze the quality and quantity of the
4 discharge?

5 DEPUTY MAYOR PHILLIPS: Yes.

6 TRUSTEE BRENNAN: We need that.

7 MAYOR STUESSI: Yeah, but the
8 question is do any of us have the
9 knowledge to evaluate sewer discharge
10 and environment, or should we have this
11 sent to our consultant to review?

12 TRUSTEE BRENNAN: I think that's a
13 reasonable thing to do.

14 MAYOR STUESSI: It would seem to
15 me as well.

16 TRUSTEE BRENNAN: I think we have
17 to see the data first, and then we
18 should avail ourselves of whatever is
19 appropriate guidance.

20 ATTORNEY STOLAR: Yes. What you
21 sent to me I will circulate to the
22 Board.

23 DEPUTY MAYOR PHILLIPS: You have
24 all the attachments?

25 ATTORNEY STOLAR: That's what I'm

1 looking for right now. I think you
2 sent two different e-mails.

3 DEPUTY MAYOR PHILLIPS: Not
4 tonight, but tomorrow morning I'll send
5 you because the attachments that I --
6 was sent to me that I forwarded on to
7 you and to the Mayor --

8 TRUSTEE BRENNAN: Do we have to do
9 something to formally acknowledge that
10 we accept that he meets the criteria
11 for exception?

12 ATTORNEY STOLAR: I think you
13 should do it with respect to all five,
14 the one that does meet the criteria,
15 and with respect to the other four,
16 indicate that they do not meet the
17 criteria and therefore not eligible for
18 consideration.

19 MAYOR STUESSI: Do you want to
20 create a resolution for us right now
21 and we'll vote on it?

22 ATTORNEY STOLAR: Sure. So the
23 resolution providing that the Board is
24 in receipt of requests for exceptions
25 from the sewer restriction that was

1 adopted by the Board and makes the
2 following determinations: With respect
3 to 74495 Main Road, the Board finds
4 that the information is sufficient to
5 meet the criteria for consideration for
6 an exception, and that the Board will
7 continue its review of that
8 application.

9 And then with respect to
10 properties located at 1220 Ninth
11 Street, 1095 Seventh Street, 555 Bridge
12 Street, and 520 Madison Avenue, the
13 information that was provided to the
14 Village does not indicate that the
15 there was an open permit -- there was
16 an application filed and an open permit
17 as required as a precondition for
18 consideration, and therefore determines
19 that these four properties do not meet
20 the exception criteria to be considered
21 for an exception.

22 MAYOR STUESSI: So moved. Is
23 there a second?

24 DEPUTY MAYOR PHILLIPS: I'll
25 second.

1 TRUSTEE BRENNAN: Discussion.

2 Brian, which property is the -- is
3 it Ninth Street the one that someone is
4 building a home and they had intended
5 to hook to the sewer and there was some
6 discussion about whether they could
7 build a septic system?

8 MAYOR STUESSI: Yeah, that's Ninth
9 Street and it's also -- what's the one
10 over here -- is that Madison? It's two
11 of them.

12 ATTORNEY STOLAR: That sounds --
13 I'm not a hundred percent sure, but I'm
14 pretty sure --

15 MAYOR STUESSI: It is. So those
16 two houses.

17 ATTORNEY STOLAR: Definitely Ninth
18 Street, I do remember that.

19 MAYOR STUESSI: Ninth Street, the
20 big black house under construction,
21 which abuts Peconic Bay. And then the
22 other one is Madison with --

23 DEPUTY MAYOR PHILLIPS: So that is
24 -- I went down to take a look, that is
25 the house, there is construction.

1 TRUSTEE ROBINS: I thought it was
2 the house closest to the northernmost
3 house. There were three lots down
4 there.

5 MAYOR STUESSI: Well, there's only
6 one being built on right now, that's
7 the house that's on Ninth Street. It's
8 a single story black and wood, set back
9 quite a ways towards the water.

10 DEPUTY MAYOR PHILLIPS: Do you
11 need a roll call vote on this?

12 ATTORNEY STOLAR: No.

13 TRUSTEE BRENNAN: So the reason I
14 ask about that particular property, I
15 guess I'm less clear on the Madison
16 property, but it seems like --

17 MAYOR STUESSI: Madison is two
18 houses that were both recently built
19 both by the same developer, one is
20 within the Village, they connected to
21 our sewer because it was a preexisting
22 one, it was a remodel with the pool.
23 We had both of the wetland
24 applications. And other one is under
25 construction right as it curves down.

1 TRUSTEE BRENNAN: So are the
2 circumstances of the new construction
3 project on Madison and the home that's
4 being constructed on Ninth, are they
5 similar in your view?

6 MAYOR STUESSI: As far as stage of
7 construction?

8 TRUSTEE BRENNAN: No, like this
9 kind of predicament that they find
10 themselves in where they can't connect
11 to our sewer, but the Suffolk County
12 Department of Health is saying they're
13 not eligible for a septic system.

14 MAYOR STUESSI: Because they're in
15 the Sewer District. The second they
16 get a letter from us saying that they
17 can't, then they're going to be able to
18 proceed with looking at a -- what's the
19 new system?

20 TRUSTEE BRENNAN: Enhanced.

21 VILLAGE CLERK HALL: IA.

22 TRUSTEE BRENNAN: Okay.

23 MAYOR STUESSI: Neither one of
24 them had applications with the Village
25 prior to the moratorium.

1 ATTORNEY STOLAR: And with regard
2 to 520 Madison, they submitted a sewer
3 connection application in August of
4 2024, so that was well after you had
5 adopted the restriction.

6 TRUSTEE BRENNAN: And on Ninth,
7 they never submitted a sewer hook up
8 application?

9 ATTORNEY STOLAR: They didn't
10 provide any documentation that
11 indicated that any application had been
12 filed with the Village previous to the
13 adoption of the connection restriction.

14 TRUSTEE BRENNAN: So if an
15 applicant produces new information at
16 some point in the future, we could
17 reconsider their request?

18 ATTORNEY STOLAR: Of course.

19 TRUSTEE BRENNAN: Thank you.

20 TRUSTEE ROBINS: Do we have a vote
21 on this?

22 MAYOR STUESSI: All in favor?

23 (Aye said in unison.)

24 MAYOR STUESSI: Motion carries.

25 DEPUTY MAYOR PHILLIPS: Since

1 you've mentioned the sewer report a
2 couple of times with the consultant, do
3 we know when we're going to get a
4 final?

5 MAYOR STUESSI: It's supposed to
6 be here any day now. I actually left
7 him a message earlier today. All he
8 had to do was that last FEMA piece.

9 DEPUTY MAYOR PHILLIPS: Right.

10 MAYOR STUESSI: And I actually
11 left him a message to make sure that
12 they reviewed this pump station we're
13 having all these problems with.

14 DEPUTY MAYOR PHILLIPS: So
15 Cliffside is having problems as far as
16 mechanical or --

17 MAYOR STUESSI: Yup. What's the
18 nice term for -- the waste was backing
19 up significantly because the pump
20 station was not functioning and our
21 head of the Sewer Department said we
22 were very fortunate that it was the
23 middle of winter and --

24 TRUSTEE ROBINS: There's nobody in
25 there right now, it's unoccupied.

1 DEPUTY MAYOR PHILLIPS: We're
2 following the contract we had with
3 them, if I remember correctly.

4 MAYOR STUESSI: The contract is
5 barely a page long.

6 DEPUTY MAYOR PHILLIPS: I can't
7 remember what Jack Naylor did. That
8 was his project.

9 TRUSTEE ROBINS: Cliffside shuts
10 down from January 1st to March 15th or
11 something like that.

12 MAYOR STUESSI: I was told that
13 there were some people there.

14 TRUSTEE ROBINS: That was a
15 condition of being able to build it,
16 Southold Town, because they didn't want
17 to add to the school district, you
18 know, so they limit how people -- they
19 have to leave for three months
20 basically.

21 MAYOR STUESSI: Brilliant. We got
22 ten dollars and a pump station in the
23 middle of the woods.

24 That's it, right? I'll make a
25 motion to close the meeting.

1 TRUSTEE ROBINS: Second.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Second.

4 MAYOR STUESSI: All in favor?

5 (Aye said in unison.)

6 (Whereupon, the meeting was

7 adjourned at 7:45 p.m.)

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1 C E R T I F I C A T E

2

3 I, AMY THOMAS, a Court Reporter and Notary
4 Public, for and within the State of New York,
5 do hereby certify:

6 THAT the above and foregoing contains a
7 true and correct transcription of the
8 proceedings held on January 23, 2025 and were
9 reported by me.

10 I further certify that I am not related to
11 any of the parties to this action by blood or
12 by marriage and that I am in no way
13 interested in the outcome of this matter

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand this 31st day of JANUARY, 2025.

16

17

-----*Amy Thomas*-----

18

AMY THOMAS

19

20

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22

23

24

25

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

January 1, 2025

Attn: Village Of Greenport Board of Trustees

Dear Village Trustees,

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

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

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

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

Thank you for considering my concerns.

Sincerely,

Matthew Michel

Candace Hall

From: Eric Elkin [REDACTED]
Sent: Thursday, January 23, 2025 11:38 AM
To: Candace Hall
Cc: Mary Bess Phillips; Patrick Brennan; Kevin Stuessi; Julia Robins
Subject: Spot Zoning public hearing - Greenporter

Good morning, Candice. Happy New Year!

In advance of this evenings Board of Trustees meeting, I would like to voice my concern over the proposed reclassification of R-2 lots adjacent to the Greenporter Hotel (1001-004-08-28 & 1001-004-08-part of 29).

While I'm fully supportive of the hotels desire to renovate and expand within reason, the conversion of a residential building lot to parking lot should not be a serious consideration. This hotel is a block from Greenport's Jitney and LIRR stops. This is a regressive proposal, and while parking mandates might be a useful planning tool, let's make sure our priorities are in order.

Thank you,
Eric Elkin
135 Bay Avenue

Sent from my iPhone

Candace Hall

From: Christopher Isaacs [REDACTED]
Sent: Thursday, January 23, 2025 11:39 AM
To: Candace Hall
Cc: Lauren Gula; Patrick Brennan
Subject: Greenporter parking lot

Hi Candace -

Hope you're well. We own the home at 148 Bay Avenue and were informed by our neighbors about the current debate regarding changing the zoning of lots 1001-004-08-28 and 1001-004-08-part of 29 from residential to commercial for purposes of creating a new parking lot.

We wanted to voice our support for not changing the zoning. It should be kept residential in our view given the housing shortage, especially with the LIRR lot nearby. We also think the public hearing should be kept open. To be clear, we support and think it's great that the Greenporter is renovating/expanding but believe that additional parking given the nearby large lot is simply not necessary and should be developed as housing.

Thanks for taking our view into account with respect to this important issue.

All the best,
Christopher and Lauren Isaacs
148 Bay Avenue

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[REDACTED]
[REDACTED]

Candace Hall

From: Shane Hafer [REDACTED]
Sent: Thursday, January 23, 2025 11:46 AM
To: Candace Hall
Cc: Kevin Stuessi; Patrick Brennan; Mary Bess Phillips
Subject: Greenporter Hotel Parking Lot Rezoning

Hi Candace!

Hope all is well.

Could you please register my comment that I DO NOT want the lots located at 1001-004-08-28 or 1001-004-08 to be changed from residential to commercial for the purpose of creating a parking lot for the Greenporter.

In a small village that has a housing inventory problem, converting residential lots for the sake of creating parking lots is truly backwards and shortsighted. We cannot continue down the path of "one-off" exceptions. While I am fully supportive of the Greenporter Hotel's desire to renovate and expand, this proposal seems like a negative for the town in so many ways, especially environmentally. There are parking lots for the LIRR and Jitney a few blocks away that are almost entirely empty for a large majority of the time. As the only true walking village on the North Fork, we should be seriously considering ways to attract and promote visitors using the LIRR and Jitney, not rezoning to accommodate and promote traveling by car.

I ask that the public hearing remains open until a more reasonable solution can be found.

Sincerely,
Shane Hafer
818 Main St, Greenport, NY 11944

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Shane Hafer

Candace Hall

From: John Sampogna [REDACTED]
Sent: Thursday, January 23, 2025 11:48 AM
To: Candace Hall
Cc: Kevin Stuessi; Patrick Brennan; Mary Bess Phillips
Subject: Public hearing / 1001-004-08-28 & 1001-004-08

Hello,

Please register my comments that I *do not* want 1001-004-08-28 or 1001-004-08 changed from residential to commercial for the purposes of creating a parking lot.

This feels counterintuitive to how other small towns have successfully navigated change. It's also a fairly odd environmental decision that will set a precedent for other businesses, almost unintentionally giving current owners of hospitality businesses a significant competitive advantage. Given that many are not owner operated, this feels dangerous to me.

To be fully clear, this has nothing to do with the Greenporter Hotel. I think they should be able to expand and don't think requiring them to invest in parking is necessary or smart. We should be promoting the LIRR and Jitney service, which is heavily used during our most trafficked months.

As more and more of our village sits unoccupied, I think the town should start thinking seriously about how to attract more entrepreneurs vs. adding layers over seemingly arbitrary hurdles.

I would also be very interested to see a traffic study the town must have completed to inform most of their recent code adjustments.

Thanks for listening.

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John Sampogna

Candace Hall

From: Chris Sampogna [REDACTED]
Sent: Thursday, January 23, 2025 12:05 PM
To: Candace Hall
Cc: Kevin Stuessi; Mary Bess Phillips; Patrick Brennan
Subject: Rezoning- Greenporter - Hearing Comment

Hi all,

Hope this email finds you well.

I was informed that we're able to share/register our comments re. the potential rezoning of 1001-004-08-28 and 1001-004-08 for the upcoming hearing and I wanted to voice mine here as I am against changing it to a commercial property.

Whereas I understand this might make sense for potential hotel expansion, it seems counterintuitive on how other towns handle areas such as this and from an environmental standpoint, it's a dangerous precedent.

Mainly- this hotel specifically is in very close walking proximity to mass transit and It seems to be a regressive proposal in my opinion.

Regards,

Chris
24 Washington Avenue

Candace Hall

From: Roric Tobin [REDACTED]
Sent: Thursday, January 23, 2025 12:37 PM
To: Candace Hall
Cc: Patrick Brennan; Justin Concannon
Subject: Attn: Board of Trustees | Re: Greenporter Hotel Adjacent Lots

Dear Candace,

As we are unable to attend this evening's Board of Trustees Meeting in person, please pass along our comments to the Board.

We would like to add our voices to the opposition of reclassifying the two lots adjacent to the Greenporter Hotel from R-2 to Commercial. [1001-004-08-28 & 1001-004-08-29]

We fully support the Greenporter's renovation and expansion. Additional rooms will bring needed income to local business, tax revenue and jobs to our community. However, the additional parking is not necessary. Parking mandates have a place in the Village Code, but should be considered with each proposal. Simply applying an arbitrary formula for such a major project is not the correct course of action in this instance. We applaud the Board's focus on finding solutions to parking, but this is not the correct solution for these properties.

The Greenporter is at the end of our street and the parking is never a problem. One of the major appeals to travelers from the City and Up Island is that it is so easily accessible by the LIRR and Hampton Jitney. Both of those stops are within a short distance to the Greenporter.

Furthermore, the amount of available housing in Greenport is a very serious concern, that the Board has stated is a priority to address. As such, we feel it would be most appropriate to maintain these lots as R-2. We would far rather see the houses turned into affordable housing or even housing for staff from the hotel so they can live, shop and remain invested in our community.

We trust the Board will make the right decision in this matter.

Sincerely,

Roric Tobin & Justin Concannon
172 Fifth Street
Greenport

Candace Hall

From: Katie McLaughlin [REDACTED]
Sent: Thursday, January 23, 2025 12:41 PM
To: Candace Hall
Subject: Parking lot

Hello,

Please register my comments that I *do not* want 1001-004-08-28 or 1001-004-08 changed from residential to commercial for the purposes of creating a parking lot. We do not need more pavement in this village before we make a meaningful attempt to mitigate the number of cars coming in. More parking means more vehicles. This decision should be based on a clear set of data presented by the village to the public. Please keep this public hearing open.

Thank you,
Katie McLaughlin
211 Bridge Street

Candace Hall

From: arden scott [REDACTED]
Sent: Thursday, January 23, 2025 1:08 PM
To: Candace Hall
Subject: Greenporter parking

Please keep residential zoning for 1001-004-08-28 and 1001-004-09 There is ample parking in Greenport. Housing should have high priority over pavement.

Additional public hearing and debate on this issue is required.

Sincerely,

Arden Scott

404 Atlantic Ave

Greenport, NY11944

Sent from my iPhone

Candace Hall

From: Emma Hafer [REDACTED]
Sent: Thursday, January 23, 2025 1:56 PM
To: Candace Hall
Cc: Patrick Brennan; Kevin Stuessi; Mary Bess Phillips
Subject: Greenporter Hotel Parking Lot Rezoning

Hi Candace,

I hope you are keeping well and Happy belated New Year to you and the team at GV.

Please register my comment that I DO NOT want the lots located at 1001-004-08-28 or 1001-004-08 to be converted from residential to commercial to create a parking lot for the Greenporter.

In a small village with a housing inventory problem, converting residential lots to create parking lots is truly backwards and shortsighted. While I fully support the Greenporter Hotel's desire to renovate and expand, this proposal seems negative for the town in so many ways, especially environmentally. There are parking lots for the LIRR and Jitney a few blocks away that are almost entirely empty most of the time. As the only true walking village on the North Fork, we should seriously consider ways to attract and promote visitors using the LIRR and Jitney, not rezoning to accommodate and encourage car travel.

I would like to ask that the public hearing remain open until a more reasonable solution can be found.

All the best,
Emma Hafer
818 Main Street, Greenport, NY 11944

Emma Hafer
(347) 522-0082

Candace Hall

From: Sophie Paillard-Elkin [REDACTED]
Sent: Thursday, January 23, 2025 2:49 PM
To: Candace Hall
Cc: Patrick Brennan; Mary Bess Phillips
Subject: REF: NO PARKING ON 1001-004-08-28 & 1001-004-08-part of 29, please!

Dear Candace,

Would you kindly register my comments below regarding the rezoning of the 2 parcels behind the Greenporter Hotel?

I would greatly appreciate it if the public hearing period could remain open and my name and address along with my comments be signed off.

Thank you very much,

Sophie

Dear members of the Board of Trustees,
and to whom it may concern,

As a proud property owner in the beautiful village of Greenport and soon-to-be permanent resident, allow me to express my concern about a proposed zoning change to the parcels 1001-004-08-28 and 1001-004-08--part Of 29. My understanding is that the purpose for this spot zoning would be to allow the construction of a parking lot to supposedly better accommodate the adjacent hotel, thus negating its current classification as Residential use only.

Greenport has won me over for its compact residential and commercial density without losing its incredible charm and manageable size. The Greenporter Hotel is conveniently located right in the center of the action, within walking distance of pretty much every attraction Greenport offers AND only a few minutes from public transportation.

Therefore, I strongly believe that :

- 1) promoting more parking lot in a residential area will negatively impact the character of that street and its neighborhood,
- 2) adding more parking spaces to the hotel will entice patrons to seek entertainment away from downtown Greenport, thus impacting all businesses
- 3) removing a dedicated residential lot will further exacerbate our dire need for more housing in Greenport

Thus, I urge the Board of Trustees to carefully consider the negative impacts of a rezoning of those two parcels and conclude that such move is no longer a desirable option.

Thank you very much for your consideration,
Respectfully submitted,

Sophie Paillard Elkin
312 Carpenter Street
Greenport, NY