

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK: STATE OF NEW YORK

-----X

VILLAGE OF GREENPORT PLANNING BOARD

REGULAR MEETING

-----X

Third Street Firehouse

Greenport, New York 11944

October 27, 2025

4:00 p.m.

BEFORE:

TRICIA HAMMES - CHAIRPERSON

DANIEL CREEDON - MEMBER (ABSENT)

ELIZABETH TALERMAN - MEMBER

FRANCIS WALTON - MEMBER

SHAWN BUCHANAN- MEMBER

MICHAEL NOONE - CLERK TO THE BOARD

TAKEN BY: Gloria Rosante - Stenographer

1

2 MS. HAMMES: Are all members
3 present? Okay. Good afternoon and
4 thank you for appearing for the public
5 hearing and regular meeting of the
6 Village of Greenport Planning Board
7 for Monday, October 27, 2025. It is
8 now 4:00 p.m. and I call this meeting
9 to order. This is a public meeting.
10 The principle order of business today
11 is a discussion with the downtown
12 business community in respect of
13 zoning and planning matters and ways
14 in which the Village and business
15 community can work together to
16 encourage a diverse and vibrant year
17 round downtown commercial hub.

18 While we would like this to be
19 relatively informal in nature, we will
20 need each person that wishes to speak
21 to come to the podium, and state their
22 name and address as well as business
23 affiliation, if any, for the record in
24 order for all of this to get into the
25 transcript and to be on the tape.

1 Okay. Thank you for understanding.

2 Before starting this important
3 conversations we do have one agenda
4 item of general business that we need
5 to attend to. That first order of
6 business is a motion to approve the
7 continuation of a public hearing
8 regarding the application of Robert I.

9 Brown on behalf of Mark & Patty Carlos
10 and until Monday, November 24, 2025.

11 The application involves adding a
12 second and third floor to the building
13 over existing retail space and create
14 two (2) new apartments. The property
15 is located at Suffolk County tax map
16 1001-5-3-18 and is in the CR Retail
17 Commercial District and the Historic
18 District. This matter is still
19 pending before the Zoning Board of
20 Appeals process and that is the reason
21 for us continuing to push out our
22 public hearing. I note that at this
23 time based on a review of the calendar
24 it is unlikely that the ZBA will have
25 rules on this application before it's

1 December meeting, which is scheduled
2 after the Planning Board's December
3 meeting. So unfortunately it's highly
4 likely that we won't be making a final
5 determination on this application
6 until January. Having said that, I
7 think it may make sense to at least
8 request that public comment and start
9 our board discussion at either our
10 November or December meeting. We'll
11 have to play that by ear somewhat
12 depending on the ZBA process but I'd
13 like to put us in a position, so to
14 the extent that we need to or we can
15 make a decision as quickly as possible
16 once the ZBA process has been closed.

17 With that in mind, do I have a second
18 for the motion to continue this public
19 hearing to November 24th at this time?

20 MS. WALTON: Second.

21 MS. HAMMES: All those in favor?

22 THE BOARD: Aye.

23 MS. HAMMES: Opposed? Motion
24 carries.

25 Moving onto the main agenda item

1 for this meeting. I would like to
2 take the opportunity to welcome all of
3 the members of the business community
4 that are here this afternoon. We
5 greatly appreciate business your
6 involvement in showing up. We've been
7 looking forward to having this meeting
8 for some time and are eager to engage
9 in this important conversation about
10 the future of the core downtown
11 commercial business district of the
12 Village. As you may know the Planning
13 Board has been soliciting community
14 input on planning and zoning issues
15 over the last six plus months,
16 including through a Village wide
17 survey on recurring topics that often
18 come up in our discussions and review.

19 We wanted to host this session
20 because we know how vital the business
21 community is to Greenport's future.
22 This meeting is not intended to
23 continue debating past frustrations,
24 however, it's about looking ahead
25 together. The business communities

1 perspective and ideas are essential to
2 creating and sustaining a vibrant year
3 round Village. We recognize that the
4 business community faces real
5 challenges under certain parts of the
6 current code and in permitting
7 processes. These concerns are valid
8 but this afternoon our intent is to
9 focus on collaboration. How can the
10 Village work together with the
11 business community that's based here
12 in Greenport as a place that is
13 sustainable, resilient, welcoming and
14 vibrant in every season for both
15 residents and visitors. We are
16 fortunate to have two Planning Board
17 members with exceptional experience to
18 help guide these discussions. Francis
19 Walton, spent many years at the Empire
20 State Development Corporate as Chief
21 Financial and Administrative Officer,
22 and most recently has worked with Plum
23 Alley, a venture capital firm. And
24 Elizabeth Talerman, has built her
25 career in strategy, marketing, and

1 branding. Advising some of the worlds
2 largest companies on organization
3 change and growth. As a community we
4 are very fortunate and have this level
5 of talent engaged on the Planning
6 Board and other organizations.

7 Because of their backgrounds I've
8 asked Elizabeth and Francis to serve
9 as the Board's liaisons to the
10 business community and the Village
11 bid, and to lead this discussion this
12 afternoon. So with that I'm going to
13 turn it over to them. I look forward
14 to what I hope will be a constructive
15 and creative conversation.

16 MS. WALTON: Thank you for that
17 kind introductions, and thank you all
18 for joining us today. Um, drawing
19 from the survey to which our chair
20 referred earlier, we've identified
21 five general topic areas that we
22 wanted to offer in leading the
23 discussion today. That does not
24 preclude us from discussing anything
25 else that might be on your minds and

1 in fact we don't have to follow the
2 agenda we put together, we just
3 thought it would be helpful to throw
4 out some topics and to get the
5 conversations going. We will -- we
6 can also stick to those topics and do
7 them in an order different than how
8 they've been presented. We will give
9 a little bit of a preamble to get the
10 conversation going if that's helpful.
11 The topics -- the general topics that
12 we wanted to cover are, year round
13 activity and balancing the business
14 mix, variety and needed services;
15 vacancy and space use, creative ideas
16 for properties that are underutilized
17 or vacant, and how to attract interest
18 in those properties. Balancing
19 visitors and residents; how to
20 encourage tourism and meet the needs
21 of year round residents at the same
22 time. Traffic flow and experience
23 with a focus on safety issues.
24 Housing and work force housing, the
25 impact of additional housing units in

1 the business district and work force
2 housing need. So those were the five
3 general topic areas that we've had
4 planned to cover today. Again, open
5 to working the process differently and
6 other topics. So please let us know
7 if there are other things that you
8 think we should be covering.

9 Starting with the first topic just
10 to get the conversation going, year
11 round activity, balancing the business
12 mix. Now that the rush of the summer
13 season is mostly over and we're into
14 the fall shoulder season we can catch
15 our breath and turn our attention to
16 how to ensure vitality of the business
17 district and in the community in the
18 shoulder and off season months.

19 MS. O'BRIEN: I feel like we
20 should have had that conversation
21 like, last year in the spring.

22 MS. HAMMES: If you're going to
23 speak you're going to need to go to
24 the podium.

25 MS. O'BRIEN: Oh, I don't know

1 what to do. Are you done -- I don't
2 want to.

3 MS. WALTON: Let me just finish
4 the introduction and we will welcome
5 you up to the podium.

6 MS. O'BRIEN: Okay.

7 MS. WALTON: As I was saying, the
8 shoulder months and off season the
9 vitality of the Village is supported
10 by two essentials pilars; a diverse
11 mix of businesses and services as well
12 as creating demand. Reasons for
13 people to come and spend time and
14 money in the commercial district
15 throughout the year. With that, I'll
16 pause if you --

17 MS. O'BRIEN: I have to go up
18 there?

19 MS. WALTON: Yes, sorry.

20 MS. HAMMES: You have to say your
21 name, your address and any business
22 affiliation that you have.

23 MS. O'BRIEN: Hi, my name is Donya
24 O'Brien and I own Metal Monk. I've
25 been here 22 years and I've seen a lot

1 of turnover. And there is not a lot
2 of people that have been here as long
3 as I have. And just to make it, you
4 know, I always harp on the fact that,
5 you know, for a long time as a single
6 mother this isn't a hobby business for
7 me. I've got to pay my mortgage.
8 I've got to make it work. It's not
9 like, you know, a hobby. So I really,
10 you know, I've been busting my ass to
11 make it work and I can't take a
12 laissez faire attitude. There's
13 certain things that are so stupid --
14 I'm nervous, I don't like talking up
15 front. I'm sorry. Okay. All right.
16 Um, there is some -- I know you said
17 no parking talking, right? But I
18 never even bothered with it, you know,
19 like, what's the problem? But I'll
20 tell you everyone comes into my store,
21 like old Aunt Gladys, oh my God Henry
22 are we going to, like, get a ticket?
23 I don't know you better go move the
24 car. I ring the sale, she's out the
25 door. I don't even know why the signs

1 are up. I'm just going to say that.

2 You should just take them down. When

3 a customer is walking into my store I

4 don't want the first five minutes of

5 my conversation being because of the

6 sign that's up there, like, confuses

7 her or that you guys put up there, not

8 you personally, you get it right?

9 Take them down, they're stupid. As

10 far as the immediate things, we need

11 to figure out something to do to bring

12 people here in November and December.

13 I strongly feel we should have had

14 this conversation last year. I see

15 for rent, vacancies everywhere. Like,

16 Veen was such a cool new vibe and, you

17 know, I guess rents got jacked up.

18 It's hard out here and unless you

19 guys, as a community we do something,

20 like -- no one is going to come here

21 if there's nothing fun to do. They

22 don't want to just shop, you know.

23 The retail landscape is completely

24 different now. I have to give people

25 an experience when they walk into my

1 store, right. They can shop on Amazon
2 if they want something, you know.
3 We're selling more than just trinkets
4 or whatever we're selling. They're
5 coming to me for the charm bar, and
6 the kid likes the monsters, and that's
7 fun, you know. And I feel like as
8 business owners that's what we have
9 to, you know, engage. And this time
10 of year you have to put it outside
11 too. You've got to close the streets.
12 My best summer, our best summer at
13 Metal Monk was when the streets --
14 after Covid when everyone was outside
15 and it was very European feeling.
16 People were walking around. There was
17 an incident with a jersey barrier and
18 some drunk guy, like, plowed through
19 it and then that shut the whole thing
20 down because Martin was like, ahh I
21 don't want to deal with it. Of course
22 he doesn't, he's got a State job. I
23 don't, you know, I've got to keep it
24 interesting out here. So I do think
25 very strongly if we could possibly get

1 that back asap. The outdoor, like, I
2 don't know how far you could do it,
3 right. You can't go up to the post
4 office or something I would imagine
5 but if you blocked it off with jersey
6 barriers. Big old jersey barriers on
7 the Front Street and maybe do it every
8 weekend, I think it would be huge.
9 And I know we don't have the ice
10 skating rink anymore -- oh, wait, I'm
11 sorry. Um, short term we have all
12 this agritainment over there why are
13 they going to sit in traffic and come
14 to Greenport. Maybe make it more of
15 an adult thing. You guys have pumpkin
16 beer, right? Like, make it like,
17 outdoor, where you know there's
18 pumpkins and you can get this, and you
19 can walk around and there's like nuts
20 roasting, and it smells cool. You
21 know. Now this is going to sound
22 really crazy but I've always thought
23 it would be great, because everyone's
24 got tons of gourds, right, from
25 November -- that whole month from like

1 after Halloween, Thanksgiving, to do
2 um, to attract people to come here and
3 do holiday shopping. Can't just flag
4 and say come it's great, support
5 local, you've got to tell them why.
6 So I think it would be funny to do a
7 pumpkin catapult that I saw on line
8 once. It's hysterical. Imagine, it's
9 colorful, big. You can even bring
10 your pumpkin. It's obvious we have
11 enough of them and all day long, you
12 know, it's big, it's funny. People
13 come and write their ex's name on it
14 or something, I don't know, but they
15 could have that. Maybe one of the
16 farm stands has a -- or farms -- I
17 don't know why you guys don't have
18 like a, I did the country living fair
19 for a while and everybody would go
20 take pictures in front of this giant
21 gourd mound. Right. It was fabulous
22 looking. Everyone took a picture on
23 the mound and all you had to do was
24 like build wooden steps, and you could
25 even use milk crates and I mean I'm

1 not talking great feats of engineering
2 here. They built this and people
3 would come. Everyone would take a
4 picture of that. Oh look there's the
5 pumpkin catapult. I've got my beer,
6 my pumpkin beer. Not me but make it
7 interesting. So you know that's I
8 think, like, how hard would that to be
9 now. I don't know but why not? It
10 can't be worse in November if you
11 don't, you know, if you don't do
12 something. Make it pretty. Put the
13 mums out, you know. Have people want
14 to come. So yeah, I think we should
15 have figured that out last year. But
16 um, I noticed a steep decline in
17 people coming and it's heartbreaking
18 because, you know, I don't want to
19 quit, you know, but I'm not making a
20 lot of money doing this. I'm barely
21 making ends meet and I have to. And
22 it's been really hard. After Covid I
23 -- I used to do trade shows and sell
24 my pieces to other stores like mine
25 and then with Covid I stopped that

1 because my little girl was young and I
2 really tried to make it here. And I
3 have people coming in -- I had one
4 lady tell me, like, oh my whole family
5 is with me and that's unique that I
6 have that environment and they were
7 being nice to me, it was Mother's Day
8 and I'm having a section on Thursday.
9 Like I'm someone's soft place to land,
10 right and coming to Greenport and
11 walking around and doing something
12 special, right. It's not just babble,
13 this is where people come and nest and
14 want to feel, you know like, good.
15 And I'm like -- when I sit there at
16 night and I'm trying to pay my bills
17 and I remember, and she's not just
18 hurt and I broke down crying but tons
19 of people I've had an experience with.
20 A little girl who was looking at my
21 bead bracelets, you know and she's
22 like do have happy in red? And I'm
23 like -- I looked and I said I don't
24 think so and then I'm looking at her
25 and I'm like, why happy? She's like

1 well I was here a couple years ago and
2 her friend had died, they bought
3 matching bracelets together and I'm
4 like, you know, and I made her a
5 bracelet, you know. So I think and I
6 am sure -- you guys, I don't know --
7 I'm a hermit and I'm weird. I don't
8 know many of you but I'm sure if
9 you're here and are concerned and want
10 to do something to help. So I think
11 we have to give people a reason to
12 come. So pumpkin catapults, close the
13 streets, now. You've got a couple
14 weeks to work that out until Halloween
15 and then I've got a big moon and I'm
16 doing, kind of, like a selfie thing,
17 not a selfie but, you know, I'm going
18 to decorate it pretty. Why can't we
19 have, like, selfie parks. Meaning
20 every business whether it's the fiords
21 or whatever. They could go look and
22 you know, you've got a lot of space at
23 the park. Make it pretty. Put some
24 mums out there or something and then
25 the selfie thing and then for

1 Christmas the same thing. I want
2 Christmas in the city outside. I want
3 it closed. I want lights everywhere.
4 I want trees and I'll do a Metal Monk
5 tree and you can do a beer tree and
6 whatever, you know. And, you know,
7 we're supposed to have that kind of
8 contest every year, I don't know. I
9 didn't pay attention because it was
10 never that organized, you know.

11 There's got to be someone in charge of
12 organizing all this stuff, you know,
13 and planning all the events, you know.

14 It can't just be, oh show up to the
15 board and figure out what to do in
16 November on October 26th. I mean,
17 come on guys.

18 (Simultaneous cross talk.)

19 It's been hard and Sally -- I
20 know. I am just -- so I don't like
21 these things, believe it or not I have
22 really bad social anxiety. So that
23 pumpkin catapult, holiday things,
24 close the streets is most -- and they
25 can figure it out and I also thought

1 for the dead months, make it winter
2 wonderland again, you know. Like ice,
3 ice sculptures. We have all these
4 culinary people and wine, and this.
5 We've got a vodka place. Ice and
6 vodka are like yin and yang, right.
7 So make it like we could do vodka
8 slides, you know. Give people a
9 reason to come here in January.
10 Things like that and then I think in
11 February as far as um, we just make it
12 all pink, you know. We could do like,
13 you know, for love. Have some sort of
14 couples event. Make everything pink.
15 Just add a little beet juice. Yeah.
16 As far as the vacancies, I noticed
17 before maybe they were able to rent
18 out to artists. You know, work
19 something out where you've got open
20 studios and paint and the like, that
21 kind of thing. So we're not just
22 looking at rent signs. And if you
23 have a for rent, like, why is this
24 allowed for a couple months without
25 you guys being like, your place is for

1 rent and you're pulling down the vibe
2 and the property values and you're
3 going to be penalized somewhat, work
4 with us. Great I'll open my space for
5 artists or something for free or some
6 sort of thing. And then rent wise
7 too, there's an industry standard
8 that likes two percent increase per
9 annum I believe. I don't know exactly
10 what it is I haven't looked at it but
11 enforce it, you know. You guys tax
12 these guys, you must know how much
13 rent they're charging, right. So
14 figure out what it cost, like an
15 average per square foot of rent that
16 is reasonable and when some idiot
17 comes in here and he's going to gorge
18 and instead and is out in two years
19 and he doesn't care anyway's and we
20 have 8 million for rent places, that's
21 stupid. You're doing them a favor.
22 Yeah, so if you could just enforce
23 that and you have to have a set um,
24 you can't increase more than the
25 industry standard, which I think is

1 fair. I mean, I'm pretty conservative
2 but like that's kind of stuff of not
3 letting people come in and vulture and
4 suck up all the money and, you know.
5 I don't want to be, yeah it's hard.
6 So, thank you. Oh um, the arcade.
7 What can't that place be a farmer
8 market. Like open it up right now.
9 It's huge, it's empty. Every weekend
10 it should be like a market in there.
11 Everyone that walks in our door,
12 what's up with the arcade? You know.
13 I mean if you can go in there and get
14 farmers. That would be awesome. How
15 hard can that be. That place has
16 looked like sh -- badly for a long
17 time. So -- and then I think the
18 local farm thing, I know there's a
19 farmers marked that people have been
20 trying -- we have that so why not put
21 it right there, right. All right.
22 MS. WALTON: Thank you very much.
23 Would anyone else like to offer some
24 creative ideas. It is very much
25 appreciated.

1 MS. TALERMAN: I'll jump in, in an
2 absolutely unofficial capacity. I
3 have to say I found myself downtown an
4 awful lot more when the streets were
5 closed during Covid. Um, I thought it
6 was so lovely. I brought blankets and
7 ate outside in the winter and I
8 thought it was just like being in
9 Europe and I know there's lots of red
10 tape to trying to get that done, but
11 we got that done before and I think it
12 would be magical to be able to bring
13 that back. I also really appreciate
14 all of the ideas that were just
15 shared. There are so many of those
16 ideas that have been made manifest.

17 MS. O'BRIEN: What kind of red
18 tape? What's the problem? Like, what
19 is it? You said, red tape?

20 MS. TALERMAN: Yeah, I'm not an
21 expert --

22 MS. HAMMES: It's a Board of
23 Trustees approval issue but -- it
24 would require that the Board of
25 Trustees approval which I think would

1 also would then be related to the fire
2 department. Sara do you have
3 something you want to say?

4 MS. O'BRIEN: Well there here.

5 MS. SARA: Aren't the streets also
6 managed by the State?

7 MS. HAMMES: Yeah, there's also a
8 State and through the county and yeah.

9 MS. SARA: Even Greenport Village
10 et al so it's much higher level than
11 --

12 MS. HAMMES: Yeah, it goes all the
13 way up.

14 (Simultaneous cross talk by
15 Village members.)

16 Ms. HAMMES: Sara does make a good
17 point though. There are -- anything
18 that you do on the State and County
19 Roads you usually have to go to DOT
20 and at least get a letter from them
21 approving it. So, look just to be
22 clear this is the Planning Board. We
23 are not a decision making body except
24 with respect to specific applications
25 that come before us. We don't have a

1 lot of those right now so we've been
2 trying to also act as an advisory
3 capacity for the Village in gathering
4 information from the community on
5 matters related to planning and zoning
6 and other concerns that kind of go
7 into that. So um, the intention as to
8 this meeting is to, you know, put
9 together a list of the concerns that
10 we hear at this meeting. We've
11 already sent a pretty voluminous
12 volume to the Board of Trustees about
13 a month ago and is available for
14 anybody that cares to look at it.
15 Which suggests a wide range of
16 suggested code changes, many of which
17 would actually do relate to the CRR
18 district including with respect to
19 parking requirements and other things
20 that have been raised an concerns in
21 the approval process. That is now
22 sitting with the Board of Trustees who
23 will have to get back to us or some
24 other group to give direction in terms
25 of what next steps are. One of the

1 things that the business community can
2 do to the extent that they agree with
3 those ideas is to show at Board of
4 Trustee meetings or write letters to
5 the Board of Trustees saying what they
6 support. Similarly we will update
7 that with a letter to the Board of
8 Trustees coming out of this meeting
9 with a list of the concerns and
10 topics, and ideas that come up for the
11 Board of Trustees consideration. At
12 the end of the day though it is the
13 Board of Trustees that will have to
14 make decisions and if it does relate
15 to certain roads, Sara is correct, it
16 may require the involvement of the
17 County and the State.

18 MS. WALTON: Having said that the
19 concept of is an exciting one. We've
20 seen Mattituck shut down Love Lane.
21 What is it, once a month and I've
22 participated in one a few weeks back
23 and it was -- I would say the street
24 was packed. People -- it brought
25 everyone out. And so it's a great

concept. Obviously there are reasons why we're not doing it all the time because of the types of roadblocks that we just discussed. But I think what we'd like to do is keep the conversation tonight, you know, in the realm of the pos -- the possibilities but not get too caught up in the obstacles to those possibilities.

MS. HAMMES: I believe that Kara at last weeks trustee meeting raised street closures in December for a weekend which my sense was it approved? I didn't watch the resolutions but my sense there was that it was well received.

MS. WALTON: Great, great. So we very much appreciate any sort of creative ideas you might be able to bring before us whether there are obstacles or not. One of the things that I did want to touch on before we sort of move onto another topic is -- one of the issues that we've heard is that the mix of available retail in

1 the Village is not what it once was.
2 Which is I guess always going to be
3 the case, but a lot of the businesses
4 are heavily oriented towards tourism.
5 Things like a hardware store no longer
6 exist where we used to have several.
7 A shoe store on the corner where now
8 is an eating establishment. I mean
9 there's lots and lots of examples of
10 services -- a bike shop, you know,
11 service that we have lost over the
12 years. So one of the things that we
13 wanted to look for feedback on is how
14 do we balance out those needs. I
15 mean, I know some people resent
16 tourism but we need tourism in this
17 Village and it's an important part of
18 our economy. So the challenge is
19 balancing the needs of the residents
20 and the ways in which we can attract
21 people to the Village to enjoy
22 themselves and spend money in the
23 Village. So any thoughts on that?

24 MR. VANDENBURGH: Hi, good
25 afternoon. My name is Richard

1 Vandenburgh, I have the Greenport
2 Harbor Brewing Company on Carpenter
3 Street is the business I live in
4 Southold as well. I happen to be the
5 president of the business improvement
6 district at the moment. I just want
7 to provide a couple of clarifications
8 relative to the parklet initiative
9 that we pursued during Covid. That
10 was a great collaboration between the
11 Village administration and the BID, as
12 well as we had design professionals
13 help us with that. I have been
14 intimately to the point of actually
15 building those and taking them apart
16 with my son and other people. I can
17 tell you that the benefit of the
18 parklet's is the DOT does not
19 necessarily get involved with the
20 parking spaces that are along the
21 roadway. So once you begin to look
22 for permission to set up a structure,
23 not permanent, but a structure in the
24 roadway then DOT gets involved. When
25 we set those up on Front Street and

1 all the parking spaces the DOT had no
2 problem with that. It was a very,
3 kind of, expeditious, albeit at the
4 time of crisis result when we opted to
5 close down parts of the eastern part
6 of Front Street where Whisky Wind and
7 those areas were that became a little
8 bit more tricky because we had that
9 other side that didn't really have
10 parking spaces, so that was a little
11 more challenging. But I can tell you
12 if there is a will there is always a
13 way and that does really require
14 support from the administration as
15 well from business owners. We did
16 that for two or three -- at least two
17 seasons is my recollection. The thing
18 that ultimately we had to deal with
19 were the criticisms that came back
20 that ultimately influenced that
21 administration to say no more because
22 the BID was appealing to do it another
23 third year or potentially a forth
24 year, I can't exactly remember, were
25 the complaints from local residents

1 who said, you know, it bugs me not to
2 be able to go down and park in front
3 of the liquor store or some other
4 store. It's an inconvenience. There
5 are a lot of people on the sidewalks.
6 There were a lot of, some may say, not
7 necessarily totally rational
8 objections to that structure, so like
9 everything else it's a balancing act
10 between something that serves a
11 particular area versus burdens of a
12 particular resident or person. So I
13 think it really boils down to where
14 there's a will there's a way. You
15 know aside from what I see between
16 wanting to do something and the
17 ability something where it reaches a
18 point where we have enough of a will
19 to want to do something is based upon
20 that collaboration between what that
21 initiative may be versus, okay, we
22 want more businesses such as a
23 hardware store and a bike shop. The
24 BID has recently, or I should say,
25 several months ago initiated a survey

1 of our business membership. Hopefully
2 everybody in the room has saw that at
3 one point or another because we ask
4 that kind of simple question, what are
5 we missing? What do people want to
6 see? I can tell you that my objective
7 when we launched that was I had hoped
8 that we would get to a hundred
9 responses so that at least we had some
10 kind of a, whatever, numerical,
11 three-fingered database result. We're
12 shy of a hundred. We took a pause
13 because it was right as we were coming
14 upon labor day and it was busy, it was
15 maritime, blah, blah, blah. So we
16 pulled back from that but I can tell
17 you that hardware store was number one
18 and bike shop was probably number two,
19 and then there was also ideas for
20 childcare facilities, kind of like the
21 craft vendor locations like places in
22 -- I always forget the name of it --
23 places in New York City where you go
24 to --

25 MS. O'BRIEN: Bryant Park.

1 MR. VANDENBURGH: Yes. All those
2 very small little shops. So that
3 ultimately requires us to have a
4 couple of components. One, we need a
5 land owner, property owner who is
6 willing to offer an opportunity to
7 afford that business to get off the
8 ground and get going. We need two, a
9 business willing to come out here to
10 take the leap of faith that they could
11 actually have a going concern and make
12 it work. And then the thirty, what is
13 going to be the, you know, Planning
14 Board or administration, whether or
15 not it's the right decision to offer
16 any kind of a temporary incentive to
17 get that business if it's decided that
18 business is really what we want. How
19 far are we willing to go to
20 incentivize or afford that business a
21 break to get their feet under them and
22 make it happen. So we are -- the BID
23 is also working presently -- I'm
24 working with the board, we're
25 developing an RFP that we've already

1 reached out to one commercial broker
2 but we are going to reach out to
3 several. And ask, you know, at lease
4 three or more for an opportunity to
5 response in terms of how they can
6 assist with this process of searching
7 out, recruiting new businesses based
8 upon our survey results which I'm
9 hoping we're going to now, that it's
10 gotten quiet again, kick back and I
11 would really love to get some more
12 sampling and data. Some of my board
13 members have rightfully said, well,
14 you know if you've got out of 50
15 you've got 30 saying hardware store it
16 can't be assumed if you do another 50
17 there will still be 30 people saying
18 hardware store. Probably so. In any
19 case we're reaching out to those
20 commercial brokers to see what they
21 can do to help us, you know, develop a
22 plan, a recruitment plan to get those
23 businesses and connect with those
24 property owners to allow them
25 hopefully find a way to get them into

1 the Village. That RFP we're hoping to
2 have done in the month of November se
3 we can be able to kind of report back
4 to the Village administration and our
5 membership that this is a process by
6 which we're looking at these
7 approximately 10 to 12 vacancies.

8 Figure out ways we can fill those
9 vacancies with ongoing year round
10 businesses. That's the other
11 contentious component. You have a
12 community that's become very seasonal.

13 Even more so. So the difficulty of
14 any other business being open relies
15 in large measure upon the business
16 next door being open. Because if you
17 don't have a kind of critical mass of
18 opportunity it makes it very difficult
19 for any one business to be an island
20 amongst a bunch of closed stores so it
21 requires, unfortunately, a measure of
22 what your business plan is and what it
23 allows you to do to remain open year
24 round. To employ the people, to pay
25 the rent. It makes it really

1 difficult. There's not real magic
2 solution I think for that other than
3 just trying to incentivize. Trying to
4 create those experiential events like
5 Dyna was saying as far as closing the
6 streets or promoting what's happening.
7 You know, everyone knows the
8 difficulty we're facing right now with
9 the fact that Cornell Cooperative
10 decided, you know, end of September
11 beginning of October that they weren't
12 going to run Shellabration. So
13 thankfully Ian has kind of like
14 stepped up and taken the mantel on
15 that. But, you know, we need to
16 continue to make sure we have those
17 experiential events. Kara may get up
18 and talk about the Stroll but, you
19 know, the BID partnering with Kara on
20 -- we just filed the petition to close
21 Front Street for December 19, Friday
22 to create again, one of those
23 experiential events. I have ideas
24 that I'm working on for creating
25 deeper into winter season music events

1 where I've started to reach out to a
2 couple of the lodging proprietors to
3 say, could you afford to do a weekend
4 for 100 bucks a room per night in the
5 middle of winter and connect it to
6 this, you know, even where we maybe
7 have live music in various locations.

8 Again, create something else beyond
9 Shellabration in December, something
10 else in those darker months of, you
11 know, January, February, March. So,
12 you know, it really is a combination
13 of things that come together. As far
14 as like, you know, planning what can
15 we do, what kind of structure can
16 planning bring to affording that
17 opportunity? I may be a little
18 premature in saying this but this has
19 been a discussion we started to have.

20 I believe we should condemn the arcade
21 and actually take it back. Again,
22 we've got to have the will to want to
23 do it. The place is mold ridden.

24 It's just a terrible, kind of a
25 construct inside. At one point the

1 brewery looked at expanding into that
2 location. We walked through it from
3 top to bottom and it's structurally in
4 terrible shape. I think if we could
5 proceed with a condemnation process of
6 the arcade, there's a perfect
7 opportunity to build more of a market
8 on the first floor. Really recruit
9 some developers to allow us to put
10 some workforce housing above the
11 arcade. Really create a structure
12 that would be -- something like that
13 is a shot in the arm because when we
14 did the parklet's, I have to say
15 Greenport was on the map as far as we
16 took the initiative to do something at
17 a time when nothing was happening and
18 ultimately something like that would
19 be a shot in the arm for the stuff
20 that's going on in Greenport and a
21 real opportunity that we're serious
22 about workforce housing. Perhaps it
23 would allow other property owners to
24 really look at what would be necessary
25 from an engineering point of view to

1 build other apartments above their
2 businesses down Front Street. So I
3 think there's a real opportunity
4 there. I guess the question becomes
5 you know, well not to just rubber
6 stamp or fast track any applicant. It
7 becomes a question as to how planning
8 can really expedite or prioritize as a
9 result of the economic need those
10 types of applications that come in so
11 that there's not that just, you know,
12 the land of no attitude, that a lot of
13 people have when they come out here.

14 So I think that's from my point of
15 view that's the, you know, what
16 planning can contribute but I think
17 also the administration has to be
18 prepared. I know the administration
19 has a number of things on it's plate
20 already but they have to be prepared
21 and have the -- maybe courage is not
22 the right word but the willingness to
23 say, we're going to proceed with this.
24 Ultimately get that, you know, right
25 now they're asking, I think 12 or 14

1 million dollars for the arcade. I
2 mean it's absurd. Clearly there's
3 value that is there but not 12 to 14
4 million dollars. Get that property
5 owner to come to terms with reality.
6 Invite and recruit, set up an
7 opportunity to recruit a developer to
8 come in and, you know, have a campaign
9 to (in audible) as to what they can do
10 and really get the focus back on that
11 Greenport is working. Not we're just
12 treading water and our heads are going
13 underwater. We need to get back to an
14 attitude of that there are things
15 happening in Greenport in a positive
16 way. I'm hoping that the BID can
17 continue to help with that to the
18 extent that we can.

19 MS. WALTON: Before you leave,
20 just one question. You mentioned
21 condemnation, which is something that
22 I think has crossed a lot of our minds
23 at one time or another. The challenge
24 there that's coming up is assuming
25 that you can make the case for

1 condemnation, which you may be --

2 MS. HAMMES: A better term would
3 be eminent domain.

4 MS. WALTON: Eminent domain, which
5 is not necessarily a concept that is a
6 household word but it's basically an
7 opportunity where a government entity
8 will say there is a higher, better use
9 for this property that is not being
10 used, that is vacated as is a blight
11 on the community and it allows the
12 government to come in and use the laws
13 under eminent domain to take control
14 of the property. The challenge there
15 is that you still -- there is a fair
16 market value that still has to be paid
17 to the property owner in the course of
18 that process. So the challenge for us
19 is where do we come up with that
20 money.

21 MS. HAMMES: Interestingly, this
22 weekend I visited some friends on the
23 Jersey Shore, one of whom is in
24 government and there they did take a
25 bunch of properties by eminent domain

1 and it was unprecedented and now it's
2 precedended, turned around and sold
3 them to private development to raise
4 the money to properly develop so that
5 they could get rid of the economic
6 blight. Now it's not what eminent
7 domain was made for but they succeeded
8 in doing it.

9 MS. WALTON: It's interesting.
10 I'd be certainly interested in
11 learning more about it. One of the
12 things that you have to avoid in the
13 case of eminent domain is there being
14 some private interest in making that
15 happen. It doesn't work well in the
16 courts, but in any case they must have
17 had the a good case and it's
18 definitely something.

19 MS. HAMMES: It's not the first
20 time we've heard that idea.

21 MR. VANDENBURGH: We've got to do
22 something. We can talk about it all
23 day long but, you know, you've got to
24 do something.

25 MS. WALTON: It's not the only

1 property that really suffering. Yes,
2 that's one's at Front and Main but we
3 also, and maybe this is controversial
4 but there's the Ice House. And I
5 remember the Ice House was where I
6 went to the farmers market. It was
7 part of community vibrancy and now I
8 worry that the kids in my
9 neighborhood, that go over there to
10 play on stuff are going to kill
11 themselves. So we've got a handful of
12 properties that are in that same vain.

13 MR. VANDENBURGH: Obviously if
14 there's a way to appeal to the
15 reasonableness of the property owner
16 in terms of partnering even with a
17 development, you know. The problem is
18 you need a reasonable owner and that
19 becomes one of a larger threshold.
20 That being said from the BID's point
21 of view we've finished installing the
22 all of the street lights down Front
23 and Main Street to the extent you can.
24 Thirty-three trees, you know, that's
25 been something that we've done.

1 Started that back when I was president
2 before and I think that is something
3 that has helped create to some degree
4 a, kind of a, vibrant holiday feel in
5 the Village. And so, you know,
6 Holiday Stroll is going to be great,
7 you know, yes an ice skating rink
8 would be incredible. Certainly the
9 cost of an ice skating rink, and of
10 course, you know, these are all blanks
11 with dollar signs in front of them in
12 terms of costs but, you know, the
13 thing that is sometimes concerning
14 and, you know, certainly if there is a
15 way that the BID can help facilitate
16 with either design or engineering
17 resourcing. The problem is I don't
18 feel like we make very good traction
19 towards getting stuff done. You know
20 that again is there need to be a real
21 will to make it happen. There needs
22 to be the ability to, you know,
23 delegate what needs to be done to the
24 people that can get it done. You know
25 I think the BID sometimes feels like

1 we're hand stringing ourselves in the
2 Village because there's not
3 necessarily the willingness to let
4 other people do their jobs. And, you
5 know, so I think an ice skating rink
6 would be a huge additional plus. You
7 know, figuring on how to get that even
8 if it was some type of a temporary
9 structure, you know. Whether that's
10 viable or not. Ultimate that's
11 something that creates -- when my boys
12 were little we'd come to the Village
13 all the time. We would go ice
14 skating. There was a million
15 different things going on around that
16 Mitchell Park which just added even
17 more fuel for people to come to the
18 Village that justified businesses
19 staying open. So it is a domino
20 effect, and yeah, it starts with
21 leadership. So, thank you.

22 MS. HAMMES: I had one question
23 that I wanted to circle back on. You
24 mentioned way back a bit. You were
25 kind of going through the sort of

1 problems of you have to have a willing
2 property owner and willing business,
3 and you mentioned temporary incentives
4 that, you know, that could come from
5 the government side. Do you have
6 anything specific in mind with that
7 because as you know the Village is
8 very, very, very, financially resource
9 constrained.

10 MR. VANDENBURGH: And
11 unfortunately it counts, that's a
12 whole separate department. In terms
13 of, you know, if there's a belief that
14 in order for us to do the things we
15 want to do in the Village and, you
16 know, I'm not running for anything so
17 I can say this without being crucified
18 perhaps, but ultimately if the Village
19 is serious about wanting to raise the
20 amount of funds that you have it's
21 either going to be by taxes, or bonds,
22 or grants. And, you know, I know that
23 there are some grants available out
24 there. The climate for grants, while
25 it may not be completely dead it's

1 certainly under pressure with the
2 current state of our national and
3 State economy. Bonding is certainly a
4 potential option, you know, relative
5 to the ability of the Village to
6 support bond payments and debt
7 servicing.

8 MS. HAMMES: But bonds can only be
9 used for capital projects, right? If
10 you were talking about --

11 MR. VANDENBURGH: For a business
12 it would be, and I'm well aware of the
13 debate as to you afford the temporary
14 reprieve from real estate taxes for a
15 period of time, you know, can you
16 really incentivize or legislate a
17 successful business by way of doing
18 that? Does it really have an impact?
19 Is it a slippery slope? I understand
20 all of those arguments but, you know,
21 depending on the size of the business
22 and the amount of capital that their
23 looking to invest in setting up here I
24 think it should be an option to allow
25 them to have the discussion as to how

1 that could be implemented and perhaps
2 this even exists, I'm not sure, but
3 you know the forbearance on sales tax
4 or whatever -- I'm drawing a blank --
5 if there are other County incentives
6 we could tap into just to allow that
7 business to hire X number of
8 employees, get going. Period of time,
9 what's the right number? Six months,
10 12 months, I don't know, I don't
11 remember but certainly it's a
12 discussion along those lines. And
13 then there was one other point I just
14 want to -- no, I can't think of it.
15 In any case.

16 MS. HAMMES: I think the final
17 point that I just want to briefly
18 address is on practice and again, one
19 of the things that was in the big
20 piece of paper that went to the board
21 is further steps being taken to
22 propose -- reducing the types of
23 things that have to come to the
24 Planning Board or the types of
25 processes they have to go through.

1 Obviously the bigger projects and new
2 construction there's always going to
3 have to be a process that involves
4 outside consultants and things like
5 that. We do our best to stay on top
6 of and it some of it is not within our
7 control. But we are -- we do
8 recognize that there are problems and
9 some things we can further expedite
10 further on and I think that is part of
11 what is in the package that we've sent
12 to the Board or Trustees for
13 recommendation.

14 MR. VANDENBURGH: Appreciate that.

15 MS. WALTON: Something else that
16 you mentioned and it could be for
17 anyone but you touched upon, you
18 mentioned partnership a number of
19 times and mentioned working with
20 hotels to create a weekend package or
21 something that would help -- that
22 could market the Village around a
23 specific event or otherwise. But are
24 there other partnerships that the
25 Village and or the Bid, or business

1 community could be looking at that
2 would help facilitate a year round
3 healthy mix of business in the
4 Village? This is for anyone.

5 MR. VANDENBURGH: I'll let
6 somebody else get up here.

7 MS. WALTON: But if you have any
8 thoughts, please let me know. But
9 partnership is a subject that we could
10 focus in on and think creatively
11 about.

12 MR. VANDENBURGH: I think -- and
13 I'll just make this comment and I'll
14 sit down. I think probably the
15 biggest hurdle is that, you know, you
16 have property owners that have worked
17 very hard all their lives and acquired
18 these properties and now it's really
19 that question of what will the market
20 bear as far as rents? It doesn't
21 really impact a property owner that
22 has a storefront that's vacant and
23 remains vacant month after month, year
24 after year. Is it impacting the
25 financial standing of that particular

1 property owner? It may or may not.
2 The tough part is you get to a point
3 where there's such loss of commerce
4 within an area that yeah, it's going
5 to start to depress those property
6 values, so they've got to figure
7 something out. So it's really been --
8 I think partnerships are going to need
9 to be created. The property owners
10 and the landlords that see the
11 incentive to do something more or to
12 accommodate off season. Like, I've in
13 the past negotiated rent structures
14 for a business, as my other half is an
15 attorney, where the winter months were
16 lower rents, summer rents were higher
17 rents. You kind of get to more or
18 less being in the same spot over the
19 course of a year, but the idea is you
20 have to reflect and at least
21 appreciate the seasonality of what's
22 happening. And if you really want
23 that year round business to be a year
24 round business you also have to kind
25 of build into that arrangement or

1 agreement that businesses got to
2 commit to being open a certain amount
3 of time during that off season because
4 if they're not that's where again, it
5 gets pervasive when other stores
6 close. There's no reason for me to
7 stay open if this guy is not open. So
8 we have to find ways to be innovative
9 in terms of allowing that business to
10 be open year round and to be able to
11 pay their bills in January, February,
12 March, April. Thank you.

13 MS. HAMMES: Thank you.

14 MS. WADE: I'm very hopeful --
15 Randy Wade, Sixth Street. Um, I was
16 very happy you generated this
17 conversation and very hopeful about
18 the BID and what your going to do. As
19 well as the ideas -- the Metal Monk
20 ideas were great and my first question
21 when I heard you talk give me all
22 those great ideas was ask what the BID
23 could be doing because the Planning
24 Board can't really initiate those
25 things. By having -- have you been to

1 River Fire in Providence Road Island
2 -- yeah, Water Fire it's called?
3 Yeah, yeah. I mean having a bonfire
4 on the water there Mitchell Park on
5 winter weekends would be so great.
6 Let me just finish because I have a
7 lot of different thoughts. First of
8 all the arcade I totally agree with
9 you. Eminent domain and I think we
10 should bond for it, and we should own
11 the land, and do an RFP to lease it
12 for 15 years or smaller -- whatever it
13 would be to incentivize a private
14 developer to build it up somehow.
15 Maybe there's not even or whatever but
16 the bottom line is make it very clear
17 what the Village wants and then do an
18 RFP and then you're cutting out the
19 red tape. It would be very easy and
20 appealing for a developer then. Ice
21 rink, um, ice rink only if -- we're
22 one square mile, I don't know how many
23 square miles the Town of Southold is
24 but there is a recreational facility
25 for the Town and I think they should

1 take the lead on it. I think they
2 should pay 95% of it, yes, absolutely
3 that would be great. Um, one thing
4 you could do in the zoning because
5 that's really your jurisdiction is
6 recommending building changes. I
7 remember somebody -- actually it was
8 the ex-wife of that guy that owns all
9 the land that said that they used to
10 live on the Southfork and it got
11 incredibly boring because all these
12 expensive chain stores moved in and so
13 we were like anywhere USA. There are
14 codes used in other places to avoid
15 chain stores.

16 MS. HAMMES: We have that already.
17 It wasn't in our code but we've given
18 it to the Trustees.

19 MS. WADE: You're so smart. That
20 is fabulous, thank you. Also I think
21 the collaboration you right because I
22 found out from the people working the
23 Maritime Festival that the Village
24 didn't take care of the trash the way
25 they usually do. They were like

1 putting it all on the non-profits and
2 I feel like it benefits everybody when
3 we do great things like that. Okay,
4 my other question is I opened up a
5 document that was 100 and how many
6 pages long?

7 MS. HAMMES: I don't know. A
8 hundred and somewhat but it's
9 different pieces, right.

10 MS. WADE: I would like a code.

11 MS. HAMMES: There is no code
12 until the Trustees decide they want to
13 do it.

14 MS. WADE: A code to reading a 129
15 pages. I printed out 20 pages. I
16 haven't gotten to it yet.

17 MS. TALERMAN: There is a one and
18 half page summary in front of each --

19 MS. HAMMES: Yeah, I think the
20 summary is actually in the first
21 section as well in the overview.

22 MS. WADE: It's an overview of
23 everything in the first -- thank you.
24 Because it's daunting with that many
25 pages, so I really appreciate that.

1 And at some point tonight if you felt
2 like giving high points of it I think
3 that would be really fun. Number six,
4 oh one idea I actually mentioned it to
5 -- and never heard back. David talks
6 about having -- right now there's a
7 senior center in Mattituck. How many
8 people do you think from Orient to
9 Southold go to that senior center, so
10 it's a resource that is only available
11 to the western part of the town. What
12 I think would be a great senior center
13 is where Sweet Indulgences used to be and
14 then we could hopefully keep that
15 garden that's the center of the
16 Village, that's a such a prominent
17 gorgeous spot that we all look at and
18 love. And it will keep, you know,
19 people coming in. Not only are there
20 room in the back for the ride van
21 things to bring people there so if we
22 all as the Town maybe they would be
23 receptive for obviously I'm just one
24 person. And then have you looked on
25 -- because I haven't read the 120

1 pages -- ideas or do you have ideas
2 for dis-incentives for empty stores?

3 MS. HAMMES: You just put that
4 question in writing because all this
5 stuff has been discussed over the last
6 four months of Planning Board
7 meetings. There are separate cases
8 that have been posted. What we sent
9 to the Board of Trustees was the work
10 of you know many, many months by the
11 Board and we're not really going to
12 discuss that tonight other than what
13 has already been put on it.

14 MS. WADE: Good to know the tip
15 about that. And also you were asking
16 about parking. Um, a couple of things
17 was some business tenants and the
18 people who work in stores and
19 everything would park as far away as
20 possible so that customers would be
21 inclined to park nearby the stores.
22 And also somebody was telling me that
23 in Jackson Hole, maybe it's not
24 comparable. They have a hotel tax
25 that pays for a Jitney to go around.

1 To talk about you know --

2 MS. HAMMES: Start Bus, they call
3 them Start Bus.

4 MS. WADE: Start Bus, in Jackson
5 Hole? Because we really need
6 something like -- we need public
7 transportation in order to not have
8 these discussions about parking.

9 We've got a hub, we've got the train,
10 we've got the bus. We've got all this
11 stuff, if we could just get around the
12 Northfork it would be really great.

13 So thank you so much for doing this.

14 MS. WALTON: Thank you, Randy.

15 MR. DEMARCO: Buddy DeMarco.

16 Saltwater, from the corner of Front
17 and Main. So we moved into this town
18 three years ago, this is our third
19 season and it's been a fantastic
20 experience for us. We've built a
21 tourist business, but what's kind of
22 neat about it is we try to stay open
23 almost every day of the year. We're
24 closed for two weeks I think in
25 January and we have had support from

1 the locals which is really, really
2 neat. I see that all evolving and I
3 see so many good things going on.
4 This town seems like everybody is like
5 a family. We love it here. It's been
6 a really good experience for us. It
7 was a little tricky in the beginning
8 opening up. It was a little this,
9 that and the other thing, that's all
10 normal. All good things, you know,
11 just town is during the summer, the
12 weather is good, you're really smart.
13 Right now we're not that smart. I
14 think the idea is to take the easy
15 stuff -- and everyone has these big
16 grand ideas -- in business, I've been
17 in business over my whole life, you
18 take the small things that you can
19 control. What can we do today to make
20 it better? It's not like spending a
21 million dollars, it's a hundred
22 dollars. In front of my store, I come
23 in once in a while and I work in the
24 store. My son Joe lives in town now.
25 He just got engaged to his fiance and

1 they live above the store and they
2 love it here. It's just wonderful.
3 So you look at the easy stuff. What
4 can I do to make it easy? The garbage
5 can in front of my store I go out
6 there and pull it out and clean it
7 out. They put planters out on the
8 street it looks great. People
9 tripping on the curbs, simple stuff
10 like that.

11 MS. WALTON: The roots in front of
12 your --

13 MR. DEMARCO: Oh, the roots. I
14 had a bunch of people walk down the
15 street and found it interesting to see
16 how they were moving around those
17 things and tourists would come in.
18 Simple stuff like that it's achievable
19 as a store owner. There's two poles
20 on Front Street and there's one that's
21 abandoned and one brand new, they just
22 left the abandoned pole there. So
23 people walk into that pole with the
24 garbage can, just simple things like
25 that. I'm willing to as a store owner

1 help out to improve the area in front
2 of my store. It's kind of an area
3 right in front of my store, it comes
4 out, that's no parking there. You
5 know, I can help sponsor that. I
6 don't know how much it is or how much
7 it would be but I would certainly love
8 to do something to make the curb there
9 by Front and Main a little wider.

10 It's a wasted space. It's valuable
11 real estate. You know, I don't want
12 to have a liability on me personally
13 but just working in conjunction with
14 the town, put bricks in with your name
15 on it sponsored by Joe Smith.

16 Whatever ideas we could put together
17 but it's a really nice town. Winter
18 time build it and they will come. I
19 don't think, if I'm being really -- a
20 hardware store, Ace Hardware? I'm not
21 going to Ace Hardware, I'm gonna go to
22 Amazon. Couple clicks of the mouse
23 and you're getting screws delivered,
24 tiled delivered. Amazon stuff and we
25 have a great lumber yard down the

1 block. I just think it's the simple
2 stuff, clean streets. We did a popup
3 in Newport Rhode Island and it was
4 insane there, busy. Nobody -- you
5 know, there was a guy walking around
6 with a broom behind you. You dropped
7 something it would be picked up. This
8 guy with the broom was picking up
9 behind you. It's the cleanliness and
10 clean and feels good. You're coming
11 in on a 100 million dollar boat and
12 you walk through the town here and
13 look at the garbage can. Those are
14 things like that, that make a
15 difference and it's easy. I empty the
16 garbage myself, I clean the top of the
17 garbage bin and I do it myself. I do
18 it all when I'm out here. I think
19 baby steps. Little baby steps. You
20 know -- not working now we have to
21 raise money for it. Nobody's going to
22 give us money, nobody gives me money.
23 You just have to figure out how to do
24 it, you know, community drive, open
25 the streets twice a month or once a m

1 month. I have a store in Huntington
2 Village, which is a really cool
3 village. There are more restaurants
4 than there are people. You can eat
5 there like this town. The biggest
6 problem in that town is parking.

7 During the holiday they close the
8 street by me, come visit it. A block
9 away Wall Street and it becomes a
10 parking nightmare. The community
11 hates it. Guess what, I love it as a
12 business owner. You know what the
13 people that live up in Lloyd Harbor
14 they figure out how to get around it.

15 It's a nightmare, they complain but
16 it's great for me as a business. Any
17 event or anything what the Town or the
18 Village can get together and do it a
19 positive thing. So you guys should
20 check that one out and then
21 Westhampton Beach, I have a store
22 there. They redid the town. The
23 pavers are perfect. The town is
24 beautiful. It's like that storybook
25 town. This could be -- this is inches

1 away from being that cool. Go visit
2 Westhampton Beach. Go visit
3 Huntington Village during the
4 Christmas Festival see what they do.
5 Lots of fun -- the hospital sponsors
6 it. It brings the community together.
7 It's all good stuff. The one thing
8 that I would recommend here is, from
9 my perspective is, embrace the
10 business owners, you know. Support
11 them and the town people, get there
12 and shop with us. We're not going to
13 be here if we can't make money.
14 Simple as that. If we can't make
15 money we can't hope. The labor it
16 expensive, show your support. We need
17 your support and I know how people get
18 when they go into my store it's
19 fabulous. And I thank you everybody
20 for welcoming us and I think we want
21 to grow our stores, and potentially
22 get bigger. If we can get bigger if
23 the town lets us we're going to try
24 and get bigger. That's about it.
25 MS. WALTON: Thank you.

1 MS. MILLER: My name is Louise
2 Miller. 424 4th Street and I have a
3 small bed and breakfast, and I've had
4 a good season, and I've had lots of
5 return guests as well as new ones. I
6 would have to say that generally there
7 very happy to be in Greenport, they're
8 very positive about the Village, and
9 most of them plan on coming back. And
10 I see things maybe a little less
11 positive and looking at things with
12 not such rosy lenses. And generally
13 the Village situation, the money, the
14 lawsuits, all of that. The lack of
15 communication, transparency really
16 bothers me. I'm not running for
17 office so I may make some comments
18 that are somewhat controversial or
19 different and I have -- I -- on the
20 BID a number of years ago, I also was
21 the head of the Greenport Improvement
22 Committee several years ago. And
23 first in terms of the events that I
24 think are increasing in the Village
25 and I think that's a good thing. One

1 of the things that we introduced as a
2 part of the Greenport Improvement
3 Committee years ago was the
4 consolidation of activities during the
5 month of December. Sort of copied
6 something that I kind of saw in Maine
7 and it was an effort to kind of
8 combine what was going on at the
9 library, the movie house, and the
10 museum, and other different
11 organizations. A house tour which
12 used to be an annual even in Greenport
13 and was very popular and it no longer
14 is happening as well as I think it
15 changed the Shellabration and I think
16 that is kind of sad. I thought that
17 was one of the things that people
18 really liked coming to the Village in
19 December for. And I wanted to
20 congratulate Rich for taking over his
21 leadership of the BID, and I applaud
22 many of his ideas that he listed,
23 however, I do have some concern that
24 the BID in terms of it's constitution
25 or legality is somewhat limited and I

1 would like the BID membership be
2 extended beyond limits that say that
3 BID members are supposed to come from
4 within the incorporated Village. That
5 leads me to another point that I think
6 that the population that Greenport
7 has, the lack of finances difficulty
8 in getting it, and also the lack of --
9 small population -- the lack of the
10 number of people that you can really
11 draw on for volunteers for different
12 activities and different organizations
13 is a bit of a handicap. And I think
14 the limitation of people only residing
15 in the incorporated Village that can
16 vote is also limiting. I would
17 propose that, you know, there be
18 someway of reexamining that and seeing
19 it. Non-residents, a lot of you own a
20 businesses, business and stores. If
21 there was a way of organizing it or
22 arranging it so that they could vote
23 in future elections I think would be
24 worth exploring. I think that right
25 now it's really hard to get the kind

1 of help you need and expand into
2 different groups of people. Having
3 said that the arcade, I'm all for
4 that. Get rid of it. Demolish it as
5 soon as possible. And let's do it. I
6 mean, when I come to the meetings, the
7 board meetings, primarily Greenport is
8 great, talk, talk, talk, talk and at
9 the meetings we all meet again and
10 talk more. Then the public meeting
11 and then we're going to extend that
12 and then that gets postponed. For
13 heaven sake, let's get some people
14 with more courage to take this station
15 and do things. Even if it's the wrong
16 decision you can always correct it. I
17 think that any decision is worth it
18 than nothing at all. And another
19 thing that distresses me when I walk
20 to the Village, I don't walk that many
21 times, as I'm getting older I walk a
22 little bit more but the number of
23 stores that I see that are either
24 closed or half open are crying out for
25 a coat of paint. It's just criminal.

1 How much can it cost for several
2 stores that I know could afford to
3 paint the place and it just gives a
4 kind of bad impression that people are
5 just not making the effort to make the
6 Village as attractive as possible.
7 I'm going back to the BID. I think
8 BID is a wonderful organization and
9 can do a lot of things, and put on a
10 lot of events but what I really need
11 and I hoped for some years ago but I
12 was overruled, I think Greenport needs
13 a Chamber of Commerce. I think there
14 should be a Greenport Chamber of
15 Commerce. And the Greenport Chamber
16 of Commerce would not necessarily
17 replace the BID but it would give
18 access to a lot more financing, access
19 to training, advice, a whole area of
20 activity that clearly the BID is not
21 designed to do. One of the things
22 that Greenport is very lucky to have
23 is that we have a very young
24 population. We have kids graduating
25 from schools, from Greenport schools

1 who many of them will not go on to
2 college. Let some vocational, marine
3 related activity, incubator take one
4 of the buildings that maybe condemned.
5 I don't think the arcade would be the
6 one for that but somewhere, take a
7 building and get some people in, which
8 is easier to do with a Chamber of
9 Commerce, and aid, and support and
10 start training them in activities that
11 will lead them to have their own
12 businesses. That would lead them to
13 support marine activities, boat
14 building, all of the thing that
15 Greenport is all about. Those are I
16 think are the main points I want to
17 make. Thank you very much.

18 MS. WALTON: Thank you.

19 MS. PHILLIPS: Hi, Sarah Phillips,
20 100 South Street and I live on
21 Sterling Street. So collectively we
22 have as far as the historical society
23 a museum, a library, a business
24 district. Full of restaurants from
25 fast casual to white table cloths. We

1 have gyms, we have studios, we have --
2 we have spas, we have --, we have art
3 galleries, we have pet stores, we have
4 hotels, we have architects, we have
5 one of the oldest sail making
6 companies on the east coast, we have
7 shipyards that service all of the
8 ferries used for transportation out of
9 Orient, Shelter, the Southfork and the
10 Connecticut coast, we have artisans,
11 we have places to create art and
12 artists, we have a brewery, we have
13 convenience stores, we have a bargain
14 store, we have two gas stations, we
15 have a distillery, we have doctors
16 offices, we have liquor stores and
17 fine wine shops, we have a --, we have
18 an optometrist, we have deli's, pizza
19 places, coffee shops, stores that
20 focus on jewelry, clothing, custom
21 work, housing, antiques, architects,
22 we have a commercial waterfront
23 marina, a public dock, a public bus
24 system, a hospital, a functioning ER,
25 a train station, a Jitney stop, a

1 carousel, the camera obscura. What is
2 missing that would bring all of these
3 things together? Is that why we're
4 here? Is that what this meeting is
5 about because that is a lot of things
6 that we have in a small village and
7 that's a lot of work we all put into
8 it. So all of this runs with a
9 volunteer fire department, and EMT's
10 as well as local government
11 enforcement, so thank you for your
12 service because that's a lot of
13 functioning things that we're bringing
14 together under one small mile
15 together. I've seen closed bike
16 stores, a hardware store, some
17 restaurants and an antique shop.
18 Currently a staple adjacent to another
19 closed staple, both Sweet Indulgences
20 and now retiring DeAngelo's Leather.
21 I've seen hotels close and I've
22 witness road blocks on several
23 property developments over the last
24 few years. Getting to today's
25 meeting, 4 p.m. can be tough, I

1 apologize for being late. As a lot of
2 other people who can't be here or were
3 also late I apologize for that. I
4 don't think there's an ideal time for
5 business owners like ourselves to be
6 here, I just want that stated for the
7 meeting. I'm not sure what it is that
8 you're looking for from us. Do you
9 want more hours? Do you want more
10 creativity? Do you want help keeping
11 the property values higher because
12 that hasn't seem to help us as
13 business operators over the last
14 decade. It's actually forces out a
15 lot of businesses. Do you want help
16 easing the roles that you play in
17 planning, if so how do we do that?
18 Had anyone stopped and asked the
19 question, why did the hardware store
20 close? If RBS is here, and we also
21 have Hummel Plumbing why is a that the
22 biggest thing that we need right now?
23 I hear seasonality, I hear critical
24 mass, I hear experiential events. Our
25 own museum took an experiential event

1 and moved it outside of the business
2 district. Something that was to bring
3 together businesses here and that was
4 to help them save money but then took
5 away from all the businesses that
6 participated in it for over 30 years.
7 I want to know how we get better
8 sidewalks. I want that to work in
9 tandem with our tree management. My
10 tree with it's newly place Christmas
11 decor just got taken out by a delivery
12 truck for both the IGA and myself
13 because our tree management isn't
14 working. So we just spent all that
15 money decorating the trees and now my
16 tree is done and I'll pay for it to
17 get fixed, great, but it's kind of
18 like this, we do it -- the day that
19 the trees got decorated was the day
20 after the nor'easter. The tree
21 committee didn't even have a chance to
22 take down any of the branches before
23 those decorations went up so it was
24 already a little risky, etcetera. How
25 do we get clear enforcement to tell my

1 employees and my guests where to park,
2 when to park, what the rules are? How
3 do we get more garbage's in the
4 Village, or more management on that
5 and how do we get clarity on
6 grandfather uses for the commercial
7 waterfront? Kind of most of what I
8 hear and collectively what I talk
9 about with guests, friends, other
10 business owners I don't think there's
11 a solvent. I do think it's more
12 hours. I don't know who the hours are
13 coming from. We all work really hard.
14 What are we doing? That's kind of
15 where I stand. I'm really happy to be
16 here. I think we're surrounded by
17 some really talented, brilliant
18 people. I think there's a ton of
19 creativity. I think we have a very
20 vibrant year round community it just
21 depends how involved you are in the
22 community with what you're getting
23 back as a business owner or someone
24 that's in the local community. Okay.
25 Thanks.

1 MS. TALERMAN: I really appreciate
2 your asking us the questions as well.
3 I think it's incredibly fair and I
4 know we don't have a lot of answers.
5 The desire tonight and the desire over
6 the past few months was to create
7 recorded public forums where all of
8 this could get up and out and surface
9 so that we can think about as a
10 Village, as a Planning Board, working
11 with Trustees, working with zoning and
12 working with all of you and the
13 residents. How do we solve the things
14 that people want to solve and how do
15 we step back from the things that
16 don't need as much attention, if that
17 legally possible. So the 120 page
18 tome with summary has been an attempt
19 to lighten the load, to get things
20 through local Village government with
21 more efficiency without compromising
22 safety, but there's so much more that
23 we can do working together to create
24 that vibrancy. And there is no way
25 for this Village to be vibrant without

1 the participation of government
2 working with business owners. Your
3 questions are good questions and my
4 biggest question is what's the best
5 way to do this together. And I hope
6 that tonight opens or widens the
7 opening of the door. I know that
8 Francis and I would like to work with
9 the business community and I've seen
10 almost all of you because I go to your
11 restaurants, and I drink your beer and
12 I shop in the stores here, and I feel
13 so lucky to have been here for a very
14 short time, only since 2013 as a
15 renter and then 2018, but I too
16 without being Polly Anna love it here.
17 And I love that I can walk from my
18 house to the post office to grab a
19 salad somewhere, to go to the theatre,
20 to hang out at the brewery, and I
21 think it's pretty magical. And I
22 think when people ask me, oh my God
23 how's the winter out there? And I'm
24 like, it's my favorite season and
25 there are a lot of ways to share that

1 with other folks. I can think of the
2 Oscars, we now have a movie theatre so
3 they did an Oscar event what does it
4 take to do something with the whole
5 town? How do we bring that all
6 together? How do we work together so
7 that we as residents have all the
8 incentive in the world to come into
9 the Village and do all of our
10 business, and all of our drinking and
11 eating and celebrating in the Village?
12 There's a lot of questions and there's
13 a lot of dialog and yes, Sara you're
14 right it takes time. Not that any of
15 you have extra time, but it takes
16 time.

17 MS. WALTON: We have touched on a
18 lot of -- Kara, please. Thank you.

19 MS. HOBLIN: Hi, Kara Hoblin. I
20 have the Northfork Art Collective at
21 207 Main Street. And have had it in
22 other locations before that. We
23 started in 2016 and our first physical
24 location was 2017. Some of you have
25 visited us and some have not but I

1 just wanted to come up -- I don't know
2 why I'm getting emotional, but I feel
3 like I'm an underrepresented part of
4 the community, my age group. And it's
5 getting harder and harder to stay in
6 this Village and make it work. I am a
7 working artist and you know just lost
8 the SEP gallery. Sorry. I'm
9 emotional because the Village that I
10 see, the future that I want to
11 continue living in, like, and maybe
12 I'm a horse with blinders because art
13 is my life and passion, and I am
14 grateful that we do have an art center
15 now but at the end of the day, when I
16 started all of this 10 years ago,
17 right, or 9 years ago I really saw the
18 Village moving in one direction which
19 was like focusing and pursuing art
20 culture and music. And it's been more
21 difficult for businesses and artists,
22 and people my age to here, to plan to
23 have a family here to like grow into
24 this Village, and I'm saying this out
25 loud so it's said and noted. I don't

1 have the answers, I don't have a plan.
2 I'm looking to the Planning Board for
3 help to keep or make the Village be
4 more catered to the arts, music
5 culture so that 5, 10, 15, 20 years
6 from now people will be coming out
7 here. Yes, or course, like, we have
8 over 50 vineyards, it's beautiful.
9 Like, wine country amazing. We have
10 wonderful restaurants. Where in the
11 world can you know your farmer and
12 fisherman and have that interaction
13 and it's so important and I understand
14 that but also artists are important
15 and sometimes overlooked. When it
16 comes down to also I note it touched
17 upon art, housing is an issue, right.
18 We talked about it forever. It's like
19 a circle that never ends. I don't
20 even know what's solved or not solved
21 but if you -- what town do you want?
22 I mean, do you want -- I see the
23 Village that I want to have people my
24 age come out here, build a business,
25 become stewards. Like, who I was 10

1 years ago. Where is she? I need them
2 and I don't see the Village working to
3 help that need. To bring in -- keep
4 new families here, bring in young
5 entrepreneurs and I hope that we're
6 moving in a direction to fix that
7 problem. Like I said I don't know
8 what the answers are. All I know is
9 in my time it hasn't improved. I'm
10 really grateful for the BID and the
11 Village partnering with me this year
12 with the Holiday Stroll, you know, I
13 don't know if anybody has been to the
14 Nantucket Stroll or has done like
15 great holiday strolls. I see and hope
16 that it has the potential to grow into
17 an entire weekend long thing and like,
18 people will be thinking about it and
19 sharing it with their families for 50
20 years. 50 years from now it could
21 really become like something -- a
22 village tradition. Like those are
23 things -- I'm trying to think ahead,
24 right, for a future that I want. I
25 want to live in a village that doesn't

1 have local artists, like. So, like
2 I said I'm just trying to voice my
3 opinion and be an active member and I
4 think a lot of the time we've also
5 kept to trying to focus on my work,
6 the artist, etcetera. But in a really
7 pivotal moment, I feel like especially
8 in my age. Who here -- four of us
9 that, you know, we're not even the
10 future anymore. I need the 10 years
11 ago Kara to come here so that then I
12 can work with them and I can work -- I
13 need it to continue. I don't need the
14 cycle to be broken and stopped with my
15 generation. But sorry, I get so
16 emotional about it but I just wanted
17 to voice my opinion. I'm very
18 grateful about the stroll. I think if
19 anybody wants to get involved, you
20 know, it'll be wonderful. Working on
21 other future projects like that for
22 the town but I just, I want for people
23 to also think about artists and the
24 community. Thank you.

25 MS. WALTON: Would anyone else

1 like too speak? I think we have
2 really touched upon -- great.

3 MS. NEFF: I decided I have to say
4 something. Ellen Neff, 2nd Street:
5 Long time resident. Thank you for the
6 emotion. There were many others that
7 have touched me greatly. I am
8 approaching my 86th year. This was a
9 place I could come to in my 20's and
10 find this piece and that piece and
11 another piece, and many other things
12 that helped me become a homeowner and
13 someone who's lived their life on the
14 east end with great gratitude for
15 that. And everybody who has moved me
16 and some of you were moved because I
17 could tell, those are the things that
18 are priceless and that unless you keep
19 that and ask that of your leaders they
20 don't seem to get, they go right away
21 forever. I think I've said enough.
22 It goes away forever so you can't
23 build on what's missing. The things
24 that are missing, somebody talked
25 about. The missing stores, missing

1 whatever. We all know the things that
2 made us feel connected to this place
3 and are sorry are gone and glimpses of
4 them bring back well I think we have
5 to build on those parts or something.

6 Even who come here young, who come
7 here recently divorced -- however they
8 come here and find something of value.

9 Find a way to live here and work here
10 and to connect to. And not to lose
11 site of that and a not to let our
12 leadership, our politicians lose site
13 of that. Many times the conversations
14 that is generated on that level is
15 like, well we didn't do it, we didn't
16 make everything cost half a million
17 dollars and a million dollars, but how
18 to salvage things that people can
19 build lives on is within our grasp.

20 Thank you.

21 MS. WALTON: I was starting to say
22 that I think we've really touched on
23 all of the topics that we had intended
24 or hoped to cover, some more than
25 others but I -- rather than go

1 through, you know, the topics further
2 or in any kind of order, or bring them
3 back up, I'd like to ask if there are
4 other topics that we didn't outline in
5 the beginning of the meeting? Other
6 issues, thoughts, ideas that anyone
7 would like to raise. I know it's
8 already an hour and a half into the
9 meeting and you probably don't want to
10 be here all evening but I would like
11 to give everyone an opportunity to
12 bring up other ideas or thoughts and
13 also to see if there's anything else
14 we want to emphasize in the list that
15 we outlined in the beginning.

16 MS. TALERMAN: Yeah, I just want
17 to say I am moved, emotionally but
18 also strategically as that was my
19 stock and trade for 40 years and I
20 want to do as much as I can to help as
21 a resident and also as a member of the
22 Planning Board, and as a customer. I
23 will probably show my face in your
24 establishment or in your e-mail to ask
25 for a little bit of your time. I have

1 some thoughts, and some -- and ideas
2 and I want to figure out how to turn
3 some of this emotion and energy into
4 action. I don't have a roadmap but
5 the best place I know to start is
6 through conversation. So you'll
7 definitely be hearing from me. Most
8 likely with my partner, all things
9 here, Francis. Thank you.

10 MS. HAMMES: Just to clarify why
11 Francis and Elizabeth are 2 out of 5,
12 as a legal matter this board can not
13 have more than 3 members without being
14 in an open meeting. So we can sub a
15 lot of things and take the time in
16 groups of one or two but we can't have
17 more than two of us or it becomes
18 against meeting law. So I don't want
19 anybody in this room to think that
20 because Francis and Elizabeth have
21 been tasked with being kind of the
22 liaisons and taking charge of this
23 that doesn't mean that Shawn and Dan
24 and myself aren't as committed to
25 this. Shawn and Dan because they are

involved with the fire department have been asked to be kind of the liaison with respect to that and health and safety issues and I'm the chair. But I just wanted to make it clear that this was not intended to show or say that there were some people that were more committed to this than others.

And I would echo, I think, many of the things that you already said on the floor. I'm trying not to talk as much as I usually do today so.

MS. WALTON: Thank you for adding that because any one of us would like to hear from you and work with you. And we didn't in any way want to suggest that it's just the two of us so thank you for clarifying that.

MS. HAMMES: I don't know if Shawn or Dan have anything that they want to say in terms of the meeting?

MR. CREEDON: No.

MR. BUCHANAN: I guess for me, you know, like a lot of people here I'm somebody that doesn't have a car. I

1 walk everywhere. I love this Village
2 for all the same reasons that all of
3 us have. I show up and I try to
4 volunteer as much as possible and, you
5 know, a lot of these things I'm so
6 grateful to hear from some of you who
7 got up here. I think there are a lot
8 of good ideas. Really what was most
9 important I think is the work that has
10 been done by the Planning Board, has
11 really been to sort of push this north
12 start which I feel like often times I
13 go to those meetings and I don't know
14 what the north star is. So this is
15 really listening to you all of you and
16 listening to the people in the
17 community and really making sure that
18 hopefully we're all marching towards
19 this important thing. I think it's
20 heartbreaking that people who want to
21 live here, who are young can't do
22 that. I sit at restaurants and places
23 and I'm in the fire department with
24 young people and I remember when I
25 joined I was 45 and people were like,

1 oh thank God we got a young guy. I
2 mean, that's absurd, right. These
3 aren't problems that are unique to
4 Greenport but I do think that there is
5 something really powerful with this
6 collective and it is important to keep
7 creative people here and find ways --
8 and find opportunities for housing and
9 work, and programs that isn't just
10 where some people think that workforce
11 housing can live. How do you build a
12 family? How do you do those things
13 and I think that's great. I love
14 hearing how people step out and do
15 things, the little things, that are
16 cleaning garbage cans and things like
17 that. There's a lot of frustration
18 with, you know, with where we are
19 because there's a lot of challenges.
20 There's a lot to do and as Tricia said
21 earlier, this isn't anything that this
22 Board can do but we're hoping that by
23 gathering this information from you
24 showing up and other people doing the
25 survey, and I know there's a lot of

1 people who felt they didn't have an
2 opportunity to do the survey but we
3 can still accept letters. People can
4 still keep showing up. And hopefully
5 that information can pass time and we
6 can get a little bit further than we
7 are today. So I just want to thank
8 everybody for all the work that was
9 done by this Board. I think you guys
10 have done an incredible job putting
11 this together. It's been a lot of
12 work and it's not something we're
13 going to solve tonight. It's not
14 going to be solved by next meeting but
15 hopefully we're all -- we're gathering
16 information of what is the most
17 important to people and we can have
18 those -- that north star that often
19 times just doesn't feel like we have.
20 So, like I said, thanks to everybody
21 for showing up and for the positive
22 feedback that you provided, the
23 opportunities, the challenges, the
24 frustration, it's all important and
25 hopefully it gets us to the place that

1 we all want to go.

2 MS. HAMMES: I would seriously say
3 the same and I thank you for that. I
4 think that we're probably going to
5 adjourn. We have one other item on
6 the agenda which is, any other matters
7 people want to raise but before we do
8 that I want to give the public one
9 last opportunity if anybody has
10 anything they want to speak about?

11 We do thank you greatly. This is
12 an attempt -- the principle intention
13 here was to start this dialog and
14 hopefully we can all continue it and
15 as Shawn said, our doors are all open.
16 I will just ask the question are there
17 any other matters that any Board
18 member or anybody from the public that
19 wants to raise with respect to Zoning
20 and Planning matters at this time.
21 With that I will make a motion to
22 adjourn this meeting. Do I have a
23 second?

24 MS. WALTON: Second.

25 MS. HAMMES: All those in favor?

1 THE BOARD: Aye.

2 MS. HAMMES: This meeting is
3 adjourned. Thank you again.

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 CERTIFICATE.

2 STATE OF NEW YORK)

3 : ss

4 COUNTY OF SUFFOLK)

5

6 I, GLORIA ROSANTE, a Notary Public

7 in and for the State of New York, do

8 hereby certify:

9 That this transcript is a true

10 record of the testimony given.

11 I further certify that I am not

12 related to any of the parties by blood

13 or marriage; and that I am in no way

14 interested in the outcome of this

15 matter.

16 IN WITNESS WHEREOF, I have

17 hereunto set my hand in JANUARY OF

18 2026.

19

20

21 GLORIA ROSANTE

22

23

34

25

<p>A</p> <p>abandoned 60:21 60:22</p> <p>ability 31:17 44:22 47:5</p> <p>able 20:17 23:12 27:19 31:2 35:3 52:10</p> <p>ABSENT 1:15</p> <p>absolutely 23:2 54:2</p> <p>absurd 40:2 89:2</p> <p>accept 90:3</p> <p>access 69:18,18</p> <p>accommodate 51:12</p> <p>Ace 61:20,21</p> <p>achievable 60:18</p> <p>acquired 50:17</p> <p>act 25:2 31:9</p> <p>action 86:4</p> <p>active 82:3</p> <p>activities 66:4 67:12 70:10,13</p> <p>activity 8:13 9:11 69:20 70:3</p> <p>add 20:15</p> <p>added 45:16</p> <p>adding 3:11 87:13</p> <p>additional 8:25 45:6</p> <p>address 2:22 10:21 48:18</p> <p>adjacent 72:18</p> <p>adjourn 91:5,22</p> <p>adjourned 92:3</p> <p>administration 29:11 30:14,21 33:14 35:4 39:17 39:18</p> <p>Administrative 6:21</p> <p>adult 14:15</p> <p>advice 69:19</p> <p>Advising 7:1</p> <p>advisory 25:2</p> <p>affiliation 2:23 10:22</p> <p>afford 33:7,20 37:3 47:13 69:2</p>	<p>affording 37:16</p> <p>afternoon 2:3 5:4 6:8 7:12 28:25</p> <p>age 79:4,22 80:24 82:8</p> <p>agenda 3:3 4:25 8:2 91:6</p> <p>ago 18:1 25:13 31:25 58:18 65:20 65:22 66:3 69:11 79:16,17 81:1 82:11</p> <p>agree 26:2 53:8</p> <p>agreement 52:1</p> <p>agritainment 14:12</p> <p>ahead 5:24 81:23</p> <p>ahh 13:20</p> <p>aid 70:9</p> <p>al 24:10</p> <p>albeit 30:3</p> <p>Alley 6:23</p> <p>allow 34:24 38:9,23 47:24 48:6</p> <p>allowed 20:24</p> <p>allowing 52:9</p> <p>allows 35:23 41:11</p> <p>amazing 80:9</p> <p>Amazon 13:1 61:22 61:24</p> <p>amount 46:20 47:22 52:2</p> <p>Anna 77:16</p> <p>annual 66:12</p> <p>annum 21:9</p> <p>answers 76:4 80:1 81:8</p> <p>antique 72:17</p> <p>antiques 71:21</p> <p>anxiety 19:22</p> <p>anybody 25:14 81:13 82:19 86:19 91:9,18</p> <p>anymore 14:10 82:10</p> <p>anyway's 21:19</p> <p>apart 29:15</p> <p>apartments 3:14 39:1</p> <p>apologize 73:1,3</p> <p>appeal 43:14</p>	<p>appealing 30:22 53:20</p> <p>Appeals 3:20</p> <p>appearing 2:4</p> <p>applaud 66:21</p> <p>applicant 39:6</p> <p>application 3:8,11 3:25 4:5</p> <p>applications 24:24 39:10</p> <p>appreciate 5:5 23:13 27:18 49:14 51:21 55:25 76:1</p> <p>appreciated 22:25</p> <p>approaching 83:8</p> <p>approval 23:23,25 25:21</p> <p>approve 3:6</p> <p>approved 27:14</p> <p>approving 24:21</p> <p>approximately 35:7</p> <p>April 52:12</p> <p>arcade 22:6,12 37:20 38:6,11 40:1 53:8 68:3 70:5</p> <p>architects 71:4,21</p> <p>area 31:11 51:4 61:1,2 69:19</p> <p>areas 7:21 9:3 30:7</p> <p>arguments 47:20</p> <p>arm 38:13,19</p> <p>arrangement 51:25</p> <p>arranging 67:22</p> <p>art 71:2,11 78:20 79:12,14,19 80:17</p> <p>artisans 71:10</p> <p>artist 79:7 82:6</p> <p>artists 20:18 21:5 71:12 79:21 80:14 82:1,23</p> <p>arts 80:4</p> <p>asap 14:1</p> <p>aside 31:15</p> <p>asked 7:8 73:18 87:2</p> <p>asking 39:25 57:15 76:2</p> <p>ass 11:10</p>	<p>assist 34:6</p> <p>assumed 34:16</p> <p>assuming 40:24</p> <p>ate 23:7</p> <p>attempt 76:18 91:12</p> <p>attend 3:5</p> <p>attention 9:15 19:9 76:16</p> <p>attitude 11:12 39:12 40:14</p> <p>attorney 51:15</p> <p>attract 8:17 15:2 28:20</p> <p>attractive 69:6</p> <p>audible 40:9</p> <p>Aunt 11:21</p> <p>available 25:13 27:25 46:23 56:10</p> <p>average 21:15</p> <p>avoid 42:12 54:14</p> <p>aware 47:12</p> <p>awesome 22:14</p> <p>awful 23:4</p> <p>Aye 4:22 92:1</p> <hr/> <p>B</p> <p>babble 17:12</p> <p>baby 62:19,19</p> <p>back 14:1 23:13 25:23 26:22 30:19 32:16 34:10 35:3 37:21 40:10,13 44:1 45:23,24 56:5,20 65:9 69:7 75:23 76:15 84:4 85:3</p> <p>backgrounds 7:7</p> <p>bad 19:22 69:4</p> <p>badly 22:16</p> <p>balance 28:14</p> <p>balancing 8:13,18 9:11 28:19 31:9</p> <p>bar 13:5</p> <p>barely 16:20</p> <p>bargain 71:13</p> <p>barrier 13:17</p> <p>barriers 14:6,6</p> <p>based 3:23 6:11 31:19 34:7</p>
--	--	---	--

block 62:1 63:8	bringing 72:13	34:23 35:10 39:2	challenge 28:18	codes 54:14
blocked 14:5	brings 64:6	45:18 52:1 67:20	40:23 41:14,18	coffee 71:19
blocks 72:22	broke 17:18	70:12 73:15 74:3	challenges 6:5	collaboration 6:9
blood 93:12	broken 82:14	74:5 79:21	89:19 90:23	29:10 31:20 54:21
board 1:4,20 2:6	broker 34:1	busting 11:10	challenging 30:11	collective 78:20
3:19 4:9,22 5:13	brokers 34:20	busy 32:14 62:4	Chamber 69:13,14	89:6
6:16 7:6 19:15	broom 62:6,8	<hr/>	69:15 70:8	collectively 70:21
23:22,24 24:22	brought 23:6 26:24	C	chance 74:21	75:8
25:12,22 26:3,5,7	Brown 3:9	C 93:1,1	change 7:3	college 70:2
26:11,13 33:14,24	Bryant 32:25	calendar 3:23	changed 66:15	colorful 15:9
34:12 48:20,24	BUCHANAN 87:23	call 2:8 58:2	changes 25:16 54:6	combination 37:12
49:12 52:24 57:6	BUCHANAN- 1:18	called 53:2	charge 19:11 86:22	combine 66:8
57:9,11 68:7	bucks 37:4	camera 72:1	charging 21:13	come 2:21 5:18
76:10 80:2 85:22	Buddy 58:15	campaign 40:8	charm 13:5	10:13 12:20 14:13
86:12 88:10 89:22	bugs 31:1	cans 89:16	check 63:20	15:2,4,13 16:3,14
90:9 91:17 92:1	build 15:24 38:7	capacity 23:2 25:3	Chief 6:20	17:13 18:12 19:17
Board's 4:2 7:9	39:1 51:25 53:14	capital 6:23 47:9	childcare 32:20	20:9 22:3 24:25
boat 62:11 70:13	61:18 80:24 83:23	47:22	Christmas 19:1,2	26:10 33:9 37:13
body 24:23	84:5,19 89:11	car 11:24 87:25	64:4 74:10	39:10,13 40:5,8
boils 31:13	building 3:12 29:15	care 21:19 54:24	circle 45:23 80:19	41:12,19 45:12,17
bond 47:6 53:10	54:6 70:7,14	career 6:25	city 19:2 32:23	46:4 48:23 59:22
Bonding 47:3	buildings 70:4	cares 25:14	clarifications 29:7	60:17 61:18 63:8
bonds 46:21 47:8	built 6:24 16:2	Carousel 72:1	clarify 86:10	67:3 68:6 78:8
bonfire 53:3	58:20	Carpenter 29:2	clarifying 87:18	79:1 80:24 82:11
boring 54:11	bunch 35:20 41:25	carries 4:24	clarity 75:5	83:9 84:6,6,8
bothered 11:18	60:14	case 28:3 34:19	clean 60:6 62:2,10	comes 11:20 21:17
bothers 65:16	burdens 31:11	40:25 42:13,16,17	62:16	61:3 80:16
bottom 38:3 53:16	bus 58:2,3,4,10	48:15	cleaning 89:16	coming 13:5 16:17
bought 18:2	71:23	cases 57:7	cleanliness 62:9	17:3,10 26:8
boys 45:11	business 2:10,12,14	casual 70:25	clear 24:22 53:16	32:13 40:24 56:19
bracelet 18:5	2:22 3:4,6 5:3,5	catapult 15:7 16:5	74:25 87:5	62:10 65:9 66:18
bracelets 17:21	5:11,20,25 6:4,11	19:23	clearly 40:2 69:20	75:13 80:6
18:3	7:10 8:13 9:1,11	catapults 18:12	CLERK 1:20	commence 51:3
branches 74:22	9:16 10:21 11:6	catch 9:14	clicks 61:22	comment 4:8 50:13
brand 60:21	13:8 18:20 26:1	catered 80:4	climate 46:24	comments 65:17
branding 7:1	29:3,5 30:15 32:1	caught 27:8	close 13:11 18:12	Commerce 69:13
break 33:21	33:7,9,17,18,20	celebrating 78:11	19:24 30:5 36:20	69:15,16 70:9
breakfast 65:3	35:14,15,19,22	center 56:7,9,12,15	52:6 63:7 72:21	commercial 2:17
breath 9:15	46:2 47:11,17,21	79:14	73:20	3:17 5:11 10:14
brewery 38:1 71:12	48:7 49:25 50:3	certain 6:5 11:13	closed 4:16 19:3	34:1,20 71:22
77:20	51:14,23,24 52:9	26:15 52:2	23:5 35:20 58:24	75:6
Brewing 29:2	57:17 58:21 59:16	certainly 42:10	68:24 72:15,19	commit 52:2
bricks 61:14	59:17 63:12,16	44:8,14 47:1,3	closing 36:5	committed 86:24
briefly 48:17	64:10 67:20 70:23	48:11 61:7	closures 27:12	87:8
brilliant 75:17	73:5,13 74:1	certify 93:8,11	clothing 71:20	committee 65:22
bring 12:11 15:9	75:10,23 77:2,9	chain 54:12,15	cloths 70:25	66:3 74:21
23:12 27:20 37:16	78:10 80:24	chair 7:19 87:4	coast 71:6,10	communication
56:21 72:2 74:2	businesses 10:11	CHAIRPERSON 1:14	coat 68:25	65:15
78:5 81:3,4 84:4	28:3 31:22 34:7		code 6:6 25:16	communities 5:25
85:2,12			54:17 55:10,11,14	community 2:12,15

5:3,13,21 6:4,11 7:3,10 9:17 12:19 25:4 26:1 35:12 41:11 43:7 50:1 62:24 63:10 64:6 75:20,22,24 77:9 79:4 82:24 88:17 companies 7:2 71:6 Company 29:2 comparable 57:24 complain 63:15 complaints 30:25 completely 12:23 46:25 component 35:11 components 33:4 compromising 76:21 concept 26:19 27:1 41:5 concern 33:11 66:23 concerned 18:9 concerning 44:13 concerns 6:7 25:6,9 25:20 26:9 condemn 37:20 condemnation 38:5 40:21 41:1 condemned 70:4 confuses 12:6 congratulate 66:20 conjunction 61:13 connect 34:23 37:5 84:10 connected 84:2 Connecticut 71:10 conservative 22:1 consideration 26:11 consolidation 66:4 constitution 66:24 constrained 46:9 construct 37:25 construction 49:2 constructive 7:14 consultants 49:4 contentious 35:11 contest 19:8 continuation 3:7	continue 4:18 5:23 36:16 40:17 79:11 82:13 91:14 continuing 3:21 contribute 39:16 control 41:13 49:7 59:19 controversial 43:3 65:18 convenience 71:13 conversation 5:9 7:15 8:10 9:10,20 12:5,14 27:6 52:17 86:6 conversations 3:3 8:5 84:13 cool 12:16 14:20 63:2 64:1 Cooperative 36:9 copied 66:5 core 5:10 Cornell 36:9 corner 28:7 58:16 Corporate 6:20 correct 26:15 68:16 cost 21:14 44:9 69:1 84:16 costs 44:12 country 15:18 80:9 counts 46:11 county 1:2 3:15 24:8,18 26:17 48:5 93:4 couple 18:1,13 20:24 29:7 33:4 37:2 57:16 61:22 couples 20:14 courage 39:21 68:14 course 13:21 41:17 44:10 51:19 80:7 courts 42:16 cover 8:12 9:4 84:24 covering 9:8 Covid 13:14 16:22 16:25 23:5 29:9 CR 3:16 craft 32:21 crates 15:25	crazy 14:22 create 3:13 36:4,22 37:8 38:11 44:3 49:20 71:11 76:6 76:23 created 51:9 creates 45:11 creating 6:2 10:12 36:24 creative 7:15 8:15 22:24 27:19 89:7 creatively 50:10 creativity 73:10 75:19 CREEDON 1:15 87:22 criminal 68:25 crisis 30:4 critical 35:17 73:23 criticisms 30:19 cross 19:18 24:14 crossed 40:22 CRR 25:17 crucified 46:17 crying 17:18 68:24 culinary 20:4 culture 79:20 80:5 curb 61:8 curbs 60:9 current 6:6 47:2 Currently 72:18 custom 71:20 customer 12:3 85:22 customers 57:20 cutting 53:18 cycle 82:14	D Dan 86:23,25 87:20 DANIEL 1:15 darker 37:10 data 34:12 database 32:11 daunting 55:24 David 56:5 day 15:11 17:7 26:12 32:14 42:23 58:23 74:18,19 79:15	dead 20:1 46:25 deal 13:21 30:18 DeAngelo's 72:20 debate 47:13 debating 5:23 debt 47:6 decade 73:14 December 4:1,2,10 12:12 27:12 36:21 37:9 66:5,19 decide 55:12 decided 33:17 36:10 83:3 decision 4:15 24:23 33:15 68:16,17 decisions 26:14 decline 16:16 decor 74:11 decorate 18:18 decorated 74:19 decorating 74:15 decorations 74:23 deeper 36:25 definitely 42:18 86:7 degree 44:3 delegate 44:23 deli's 71:18 delivered 61:23,24 delivery 74:11 demand 10:12 DeMarco 58:15,15 60:13 Demolish 68:4 department 24:2 46:12 72:9 87:1 88:23 depending 4:12 47:21 depends 75:21 depress 51:5 design 29:12 44:16 designed 69:21 desire 76:5,5 determination 4:5 develop 34:21 42:4 developer 40:7 53:14,20 developers 38:9 developing 33:25	development 6:20 42:3 43:17 developments 72:23 dialog 78:13 91:13 died 18:2 difference 62:15 different 8:7 12:24 45:15 53:7 55:9 65:19 66:10 67:11 67:12 68:2 differently 9:5 difficult 35:18 36:1 79:21 difficulty 35:13 36:8 67:7 direction 25:24 79:18 81:6 dis-incentives 57:2 discuss 57:12 discussed 27:4 57:5 discussing 7:24 discussion 2:11 4:9 7:11,23 37:19 47:25 48:12 discussions 5:18 6:18 58:8 distillery 71:15 distresses 68:19 district 3:17,18 5:11 9:1,17 10:14 25:18 29:6 70:24 74:2 diverse 2:16 10:10 divorced 84:7 dock 71:23 doctors 71:15 document 55:5 doing 16:20 17:11 18:16 21:21 27:2 42:8 47:17 52:23 58:13 75:14 89:24 dollar 44:11 62:11 dollars 40:1,4 59:21,22 84:17,17 domain 41:3,4,13 41:25 42:7,13 53:9 domino 45:19 Donya 10:23
--	--	--	---	---	--

door 11:25 22:11 35:16 77:7	emotionally 85:17	ex-wife 54:8	36:5 37:13 38:15 50:20 57:19 70:22	72:9 87:1 88:23
doors 91:15	emphasize 85:14	exactly 21:9 30:24	farm 15:16 22:18	Firehouse 1:7
DOT 24:19 29:18 29:24 30:1	Empire 6:19	examples 28:9	farmer 22:7 80:11	firm 6:23
downtown 2:11,17 5:10 23:3	employ 35:24	exceptional 6:17	farmers 22:14,19 43:6	first 3:5 9:9 12:4 38:8 42:19 52:20 53:7 55:20,23 65:23 78:23
draw 67:11	employees 48:8 75:1	exciting 26:19	fisherman 80:12	
drawing 7:18 48:4	empty 22:9 57:2 62:15	exist 28:6	favor 4:21 21:21 91:25	five 7:21 9:2 12:4
drink 77:11	EMT's 72:9	existing 3:13	favorite 77:24	fix 81:6
drinking 78:10	encourage 2:16 8:20	exists 48:2	feats 16:1	fixed 74:17
drive 62:24	ends 16:21 80:19	expand 68:1	February 20:11 37:11 52:11	flag 15:3
dropped 62:6	energy 86:3	expanding 38:1	feedback 28:13 90:22	floor 3:12 38:8 87:11
drunk 13:18	enforce 21:11,22	expedite 39:8 49:9	feel 9:19 12:13 13:7 17:14 44:4,18	flow 8:22
Dyna 36:5	enforcement 72:11 74:25	expeditious 30:3	55:2 77:12 79:2	focus 6:9 8:23 40:10 50:10 71:20 82:5
<hr/>				
E	engage 5:8 13:9	expensive 54:12 64:16	expert 23:21	focusing 79:19
E 93:1,1	engaged 7:5 59:25	experience 6:17 8:22 12:25 17:19 58:20 59:6	exploring 67:24	folks 78:1
e-mail 85:24	engineering 16:1 38:25 44:16	experiential 36:4 36:17,23 73:24,25	extend 68:11	follow 8:1
eager 5:8	enjoy 28:21	expert 23:21	extended 67:2	foot 21:15
ear 4:11	ensure 9:16	exploring 67:24	extent 4:14 26:2 40:18 43:23	forbearance 48:3
earlier 7:20 89:21	entire 81:17	feeling 13:15	extra 78:15	force 8:24 9:1
easier 70:8	entity 41:7	feels 44:25 62:10	feet 33:21	forces 73:14
easing 73:16	entrepreneurs 81:5	felt 56:1 90:1	ferries 71:8	forever 80:18
east 71:6 83:14	environment 17:6	Festival 54:23 64:4	Festival 54:23 64:4	83:21,22
eastern 30:5	ER 71:24	fiance 59:25	forget 32:22	
easy 53:19 59:14 60:3,4 62:15	especially 82:7	figure 12:11 19:15 19:25 21:14 35:8 51:6 62:23 63:14 86:2	forth 30:23	
eat 63:4	essential 6:1	figured 16:15	fortunate 6:16 7:4	
eating 28:8 78:11	essentials 10:10	figuring 45:7	forums 76:7	
echo 87:9	establishment 28:8 85:24	filed 36:20	forward 5:7 7:13	
economic 39:9 42:5	estate 47:14 61:11	fill 35:8	found 23:3 54:22 60:15	
economy 28:18 47:3	et 24:10	final 4:4 48:16	four 57:6 82:8	
effect 45:20	etcetera 74:24 82:6	finances 67:7	Francis 1:17 6:18 7:8 77:8 86:9,11 86:20	
efficiency 76:21	Europe 23:9	financial 6:21 50:25	free 21:5	
effort 66:7 69:5	European 13:15	financially 46:8	Friday 36:21	
either 4:9 44:16 46:21 68:23	evening 85:10	financing 69:18	friend 18:2	
elections 67:23	event 20:14 49:23 63:17 73:25 78:3	find 34:25 52:8 83:10 84:8,9 89:7 89:8	friends 41:22 75:9	
Elizabeth 1:16 6:24 7:8 86:11,20	events 19:13 36:4 36:17,23,25 65:23 69:10 73:24	fall 9:14	front 11:15 14:7 15:20 29:25 30:6 31:2 36:21 39:2 43:2,22 44:11	
Ellen 83:4	everybody 15:19	families 81:4,19	55:18 58:16 59:22	
embrace 64:9	32:2 55:2 59:4 64:19 83:15 90:8 90:20	family 17:4 59:5 79:23 89:12	60:5,11,20 61:1,3 61:9	
eminent 41:3,4,13 41:25 42:6,13 53:9	everyone's 14:23	fantastic 58:19	frustration 89:17	
emotion 83:6 86:3	evolving 59:2	far 12:10 14:2 20:11,16 33:19	fiords 18:20	
emotional 79:2,9 82:16	ex's 15:13	fire 24:1 53:1,2		

90:24	22:13 24:19 25:6	16:1 21:4 26:25	58:2 86:10 87:19	Hi 10:23 28:24
frustrations 5:23	31:2 32:23 33:19	27:17,17 29:10	91:2,25 92:2	70:19 78:19
fuel 45:17	43:9 45:13 48:25	44:6 52:20,22	hand 45:1 93:17	high 56:2
Full 70:24	56:9 57:25 60:5	53:5 54:3 55:3	handful 43:11	higher 24:10 41:8
fun 12:21 13:7 56:3	61:21 64:1,2,18	56:12 58:12 60:8	handicap 67:13	51:16 73:11
64:5	70:1 77:10,19	61:25 63:16 68:8	hang 77:20	highly 4:3
functioning 71:24	83:20 84:25 88:13	74:17 81:15 83:2	happen 29:4 33:22	hire 48:7
72:13	91:1	83:14 89:13	42:15 44:21	Historic 3:17
funds 46:20	God 11:21 77:22	greatly 5:5 83:7	happening 36:6	historical 70:22
funny 15:6,12	89:1	91:11	38:17 40:15 51:22	hobby 11:6,9
further 48:21 49:9	goes 24:12 83:22	Greenport 1:1,4,8	66:14	Hoblin 78:19,19
49:10 85:1 90:6	going 7:12 8:5,10	2:6 6:12 14:14	happy 17:22,25	Hole 57:23 58:5
93:11	9:10,22,23 11:22	17:10 24:9 29:1	52:16 65:7 75:15	holiday 15:3 19:23
future 5:10,21	12:1,20 14:13,21	38:15,20 40:11,15	Harbor 29:2 63:13	44:4,6 63:7 81:12
67:23 79:10 81:24	18:17 21:3,17	65:7,21 66:2,12	hard 12:18 16:8,22	81:15
82:10,21	28:2 33:8,11,13	67:6 68:7 69:12	19:19 22:5,15	homeowner 83:12
<hr/>	34:2,9 36:12	69:14,15,22,25	50:17 67:25 75:13	hope 7:14 64:15
G	38:20 39:23 40:12	70:15 89:4	harder 79:5,5	77:5 81:5,15
galleries 71:3	43:10 44:6 45:15	Greenport's 5:21	hardware 28:5	hoped 32:7 69:11
gallery 79:8	45:25 46:21 48:8	ground 33:8	31:23 32:17 34:15	84:24
garbage 60:4,24	49:2 51:4,8 52:18	group 25:24 79:4	34:18 61:20,20,21	hopeful 52:14,17
62:13,16,17 89:16	57:11 59:3 61:21	groups 68:2 86:16	72:16 73:19	hopefully 32:1
garbage's 75:3	62:21 64:12,23	grow 64:21 79:23	harp 11:4	34:25 56:14 88:18
garden 56:15	66:8 68:11 69:7	81:16	hates 63:11	90:4,15,25 91:14
gas 71:14	90:13,14 91:4	growth 7:3	head 65:21	hoping 34:9 35:1
gathering 25:3	gonna 61:21	guess 12:17 28:2	heads 40:12	40:16 89:22
89:23 90:15	good 2:3 17:14	39:4 63:11 87:23	health 87:3	horse 79:12
general 3:4 7:21	24:16 28:24 42:17	guests 65:5 75:1,9	healthy 50:3	hospital 64:5 71:24
8:11 9:3	44:18 57:14 59:3	guide 6:18	hear 25:10 73:23	host 5:19
generally 65:6,12	59:6,10,12 62:10	guy 13:18 52:7 54:8	73:23,24 75:8	hotel 57:24
generated 52:16	64:7 65:4,25 77:3	62:5,8 89:1	87:15 88:6	hotels 49:20 71:4
84:14	88:8	guys 12:7,19 14:15	heard 27:24 42:20	72:21
generation 82:15	gorge 21:17	15:17 18:6 19:17	52:21 56:5	hour 85:8
getting 44:19 61:23	gorgeous 56:17	20:25 21:11,12	hearing 2:5 3:7,22	hours 73:9 75:12
67:8 68:21 72:24	gotten 34:10 55:16	63:19 90:9	4:19 86:7 89:14	75:12
75:22 79:2,5	gourd 15:21	gyms 71:1	heartbreaking	house 43:4,5 66:9
giant 15:20	gourds 14:24	<hr/>	16:17 88:20	66:11 77:18
girl 17:1,20	government 41:7	half 51:14 55:18	heaven 68:13	household 41:6
give 8:8 12:24	41:12,24 46:5	68:24 84:16 85:8	heavily 28:4	housing 8:24,24,25
18:11 20:8 25:24	72:10 76:20 77:1	Halloween 15:1	help 6:18 18:10	9:2 38:10,22
52:21 62:22 69:17	grab 77:18	18:14	29:13 34:21 40:17	71:21 80:17 89:8
85:11 91:8	graduating 69:24	HAMMES 1:14	44:15 49:21 50:2	89:11
given 54:17 93:10	grand 59:16	2:2 4:21,23 9:22	61:1,5 68:1 73:10	how's 77:23
gives 62:22 69:3	grandfather 75:6	10:20 23:22 24:7	73:12,15 74:4	hub 2:17 58:9
giving 56:2	grants 46:22,23,24	24:12,16 27:10	80:3 81:3 85:20	huge 14:8 22:9 45:6
Gladys 11:21	grasp 84:19	41:2,21 42:19	helped 44:3 83:12	Hummel 73:21
glimpses 84:3	grateful 79:14	45:22 47:8 48:16	helpful 8:3,10	hundred 32:8,12
Gloria 1:23 93:6,21	81:10 82:18 88:6	52:13 54:16 55:7	Henry 11:21	55:8 59:21
go 9:23 10:17 11:23	gratitude 83:14	55:11,19 57:3	hereunto 93:17	Huntington 63:1
14:3 15:19 18:21	great 14:23 15:4	<hr/>	hermit 18:7	64:3

<p>hurdle 50:15 hurt 17:18 hysterical 15:8</p>	<p>67:15 increase 21:8,24 increasing 65:24 incredible 44:8 90:10 incredibly 54:11 76:3 incubator 70:3 Indulgences 72:19 Indulges 56:13 industry 21:7,25 influenced 30:20 informal 2:19 information 25:4 89:23 90:5,16 initiate 52:24 initiated 31:25 initiative 29:8 31:21 38:16 innovative 52:8 input 5:14 insane 62:4 inside 37:25 installing 43:21 intended 5:22 84:23 87:6 intent 6:8 intention 25:7 91:12 interaction 80:12 interest 8:17 42:14 interested 42:10 93:14 interesting 13:24 16:7 42:9 60:15 interestingly 41:21 intimately 29:14 introduced 66:1 introduction 10:4 introductions 7:17 invest 47:23 Invite 40:6 involved 29:19,24 75:21 82:19 87:1 involvement 5:6 26:16 involves 3:11 49:3 island 35:19 53:1 62:3 issue 23:23 80:17</p>	<p>issues 5:14 8:23 27:24 85:6 87:4 it'll 82:20 item 3:4 4:25 91:5</p>	<p>king 44:4 know 5:12,20 9:6 9:25 11:4,5,9,10 11:16,18,23,25 12:17,22 13:2,7,9 13:23 14:2,9,17 14:21 15:12,14,17 16:7,9,11,13,18 16:19 17:14,21 18:4,5,6,8,17,22 19:6,6,8,10,12,13 19:20 20:2,8,12 20:13,18 21:9,11 21:12 22:4,12,18 23:9 25:8 27:6 28:10,15 31:1,15 33:13 34:3,14,21 jersey 13:17 14:5,6 41:23 jewelry 71:20 Jitney 57:25 71:25 job 13:22 90:10 jobs 45:4 Joe 59:24 61:15 joined 88:25 joining 7:18 juice 20:15 jump 23:1 jurisdiction 54:5 justified 45:18</p>	<p>J</p>	<p>jacked 12:17 Jackson 57:23 58:4 January 4:6 20:9 37:11 52:11 58:25 93:17 jersey 13:17 14:5,6 41:23 jewelry 71:20 Jitney 57:25 71:25 job 13:22 90:10 jobs 45:4 Joe 59:24 61:15 joined 88:25 joining 7:18 juice 20:15 jump 23:1 jurisdiction 54:5 justified 45:18</p>	<p>K</p>	<p>Kara 27:10 36:17 36:19 78:18,19 82:11 keep 13:23 27:5 56:14,18 80:3 81:3 83:18 89:6 90:4 keeping 73:10 kept 82:5 kick 34:10 kid 13:6 kids 43:8 69:24 kill 43:10 kind 7:17 18:16 19:7 20:21 22:2 23:17 25:6 30:3 32:4,10,20 33:16 35:3,17 36:13 37:15,24 45:25 51:17,24 58:21 61:2 66:6,7,16 67:25 69:4 74:17 75:7,14 85:2 86:21 87:2</p>	<p>knows 36:7</p>	<p>L</p>	<p>labor 32:14 64:15 lack 65:14 67:7,8,9 lady 17:4 laissez 11:12 land 17:9 33:5 39:12 53:11 54:9 landlords 51:10 landscape 12:23</p>	<p>Lane 26:20 large 35:15 larger 43:19 largest 7:2 late 73:1,3 launched 32:7 law 86:18 laws 41:12 lawsuits 65:14 lead 7:11 54:1 70:11,12 leaders 83:19 leadership 45:21 66:21 84:12 leading 7:22 leads 67:5 leap 33:10 learning 42:11 lease 34:3 53:11 Leather 72:20 leave 40:19 left 60:22 legal 86:12 legality 66:25 legally 76:17 legislate 47:16 lenses 65:12 let's 68:5,13 letter 24:20 26:7 letters 26:4 90:3 letting 22:3 level 7:4 24:10 84:14 liability 61:12 liaison 87:2 liaisons 7:9 86:22 library 66:9 70:23 life 59:17 79:13 83:13 lighten 76:19 lights 19:3 43:22 liked 66:18 likes 13:6 21:8 limitation 67:14 limited 66:25 limiting 67:16 limits 67:2 line 15:7 53:16 lines 48:12 liquor 31:3 71:16</p>
---	--	--	--	-----------------	--	-----------------	---	--------------------------	-----------------	--	---

list 25:9 26:9 85:14	39:12 40:22 53:7	49:22 50:19	62:11 84:16,17	N
listed 66:22	67:19 69:9,10,18	marketing 6:25	mind 4:17 46:6	name 2:22 10:21,23
listening 88:15,16	72:5,7,12 73:1,15	marriage 93:13	minds 7:25 40:22	15:13 28:25 32:22
little 8:9 17:1,20	76:4 77:25 78:12	Martin 13:20	mine 16:24	61:14 65:1
20:15 30:7,10	78:13,18 82:4	mass 35:17 73:24	minutes 12:4	Nantucket 81:14
33:2 37:17 45:12	86:15 87:24 88:5	matching 18:3	missing 32:5 72:2	national 47:2
59:7,8 61:9 62:19	88:7 89:17,19,20	matter 3:18 86:12	83:23,24,25,25	nature 2:19
65:10 68:22 74:24	89:25 90:11	93:15	Mitchell 45:16 53:4	nearby 57:21
85:25 89:15 90:6	lots 23:9 28:9,9	matters 2:13 25:5	mix 8:14 9:12	neat 58:22 59:2
live 29:3 37:7 54:10	64:5 65:4	91:6,17,20	10:11 27:25 50:3	necessarily 29:19
60:1 63:13 70:20	loud 79:25	Mattituck 26:20	mold 37:23	31:7 41:5 45:3
81:25 84:9 88:21	Louise 65:1	56:7	moment 29:6 82:7	69:16
89:11	love 20:13 26:20	mean 15:25 19:16	Monday 2:7 3:10	necessary 38:24
lived 83:13	34:11 56:18 59:5	22:1,13 28:8,15	money 10:14 16:20	need 2:20 3:4 4:14
lives 50:17 59:24	60:2 61:7 63:11	40:2 53:3 68:6	22:4 28:22 41:20	9:2,23 12:10
84:19	77:16,17 88:1	80:22 86:23 89:2	42:4 62:21,22,22	28:16 33:4,8
living 15:18 79:11	89:13	Meaning 18:19	64:13,15 65:13	36:15 39:9 40:13
Lloyd 63:13	lovely 23:6	measure 35:15,21	74:4,15	43:18 44:20 51:8
load 76:19	lower 51:16	meet 8:20 16:21	Monk 10:24 13:13	58:5,6 64:16 68:1
local 15:5 22:18	lucky 69:22 77:13	68:9	19:4 52:19	69:10 73:22 76:16
30:25 72:10 75:24	lumbar 61:25	meeting 1:5 2:5,8,9	monsters 13:6	81:1,3 82:10,13
76:20 82:1		4:1,3,10 5:1,7,22	month 14:25 25:13	82:13
locals 59:1		25:8,10 26:8	26:21 35:2 50:23	needed 8:14
located 3:15		27:11 68:10 72:4	50:23 62:25 63:1	needs 8:20 28:14
location 38:2 78:24		72:25 73:7 85:5,9	66:5	28:19 44:21,23
locations 32:21		86:14,18 87:21	months 5:15 9:18	69:12
37:7 78:22		90:14 91:22 92:2	10:8 20:1,24	Neff 83:3,4
lodging 37:2		meetings 26:4 57:7	31:25 37:10 48:9	negotiated 51:13
long 11:2,5 15:11		68:6,7,9 88:13	48:10 51:15 57:6	neighborhood 43:9
22:16 42:23 55:6		member 1:15,16,17	57:10 76:6	nervous 11:14
81:17 83:5		1:18 82:3 85:21	moon 18:15	nest 17:13
longer 28:5 66:13		91:18	mortgage 11:7	never 11:18 19:10
look 7:13 16:4		members 2:2 5:3	mother 11:6	56:5 80:19
18:21 24:21 25:14		6:17 24:15 34:13	Mother's 17:7	new 1:2,8 3:14
28:13 29:21 38:24		67:3 86:13	motion 3:6 4:18,23	12:16 32:23 34:7
56:17 60:3 62:13		membership 32:1	91:21	49:1 60:21 65:5
looked 17:23 21:10		35:5 67:1	mound 15:21,23	81:4 93:2,7
22:16 38:1 56:24		mentioned 40:20	mouse 61:22	newly 74:10
looking 5:7,24		45:24 46:3 49:16	move 11:23 27:23	Newport 62:3
15:22 17:20,24		49:18,19 56:4	moved 54:12 58:17	nice 17:7 61:17
20:22 35:6 47:23		March 37:11 52:12	74:1 83:15,16	night 17:16 37:4
50:1 65:11 73:8		marching 88:18	85:17	nightmare 63:10
80:2		marina 71:23	movie 66:9 78:2	63:15
looks 60:8		marine 70:2,13	moving 4:25 60:16	Nobody's 62:21
lose 84:10,12		maritime 32:15	79:18 81:6	non-profits 55:1
loss 51:3		54:23	mums 16:13 18:24	Non-residents
lost 28:11 79:7		Mark 3:9	70:23 73:25	67:19
lot 10:25 11:1		marked 22:19	museum 66:10	nor'easter 74:20
16:20 18:22 23:4		market 22:8,10	70:23 73:25	normal 59:10
25:1 28:3 31:5,6	38:7 41:16 43:6	38:7 41:16 43:6	music 36:25 37:7	north 88:11,14
			79:20 80:4	

90:18	59:23 62:25	41:17 43:15,18	passion 79:13	picked 62:7
Northfork 58:12	one's 43:2	46:2 50:21 51:1	Patty 3:9	picking 62:8
78:20	ones 65:5	60:19,25 63:12	pause 10:16 32:12	picture 15:22 16:4
Notary 93:6	ongoing 35:9	75:23	pavers 63:23	pictures 15:20
note 3:22 80:16	open 9:4 20:19 21:4	owners 13:8 30:15	pay 11:7 17:16 19:9	piece 48:20 83:10
noted 79:25	22:8 35:14,16,23	34:24 38:23 50:16	35:24 52:11 54:2	83:10,11
noticed 16:16	45:19 52:2,7,7,10	51:9 64:10 73:5	74:16	pieces 16:24 55:9
20:16	58:22 62:24 68:24	75:10 77:2	payments 47:6	pilars 10:10
November 3:10	86:14 91:15	owns 54:8	pays 57:25	pink 20:12,14
4:10,19 12:12	<hr/>	P	pending 3:19	pivotal 82:7
14:25 16:10 19:16	opened 55:4	p.m 1:10 2:8 72:25	people 10:13 11:2	pizza 71:18
35:2	opening 59:8 77:7	package 49:11,20	12:12,24 13:16	place 6:12 17:9
number 32:17,18	opens 77:6	packed 26:24	15:2,12 16:2,13	20:5,25 22:7,15
39:19 48:7,9	operators 73:13	page 55:18 76:17	16:17 17:3,13,19	37:23 69:3 74:10
49:18 56:3 65:20	opinion 82:3,17	pages 55:6,15,15	18:11 20:4,8 22:3	83:9 84:2 86:5
67:10 68:22	opportunities 89:8	55:25 57:1	22:19 26:24 28:15	90:25
numerical 32:10	90:23	paid 41:16	28:21 29:16 31:5	places 21:20 32:21
nuts 14:19	opportunity 5:2	paint 20:20 68:25	32:5 34:17 35:24	32:23 54:14 71:11
<hr/>	33:6 34:4 35:18	69:3	39:13 44:24 45:4	71:19 88:22
O	37:17 38:7,21	paper 48:20	45:17 54:22 56:8	plan 34:22,22
O'Brien 9:19,25	39:3 40:7 41:7	park 18:23 31:2	56:19,21 57:18	35:22 65:9 79:22
10:6,17,23,24	85:11 90:2 91:9	32:25 45:16 53:4	60:8,14,23 63:4	80:1
23:17 24:4 32:25	Opposed 4:23	57:19,21 75:1,2	63:13 64:11,17	planned 9:4
objections 31:8	opted 30:4	parking 11:17	66:17 67:10,14	planning 1:4 2:6,13
objective 32:6	option 47:4,24	25:19 29:20 30:1	68:2,13 69:4 70:7	4:2 5:12,14 6:16
obscura 72:1	optometrist 71:18	30:10 57:16 58:8	73:2 75:18 76:14	7:5 19:13 24:22
obstacles 27:9,21	order 2:9,10,24 3:5	61:4 63:6,10	77:22 79:22 80:6	25:5 33:13 37:14
obvious 15:10	8:7 46:14 58:7	parklet 29:8	80:23 81:18 82:22	37:16 39:7,16
obviously 27:1	85:2	parklet's 29:18	84:18 87:7,24	48:24 52:23 57:6
43:13 49:1 56:23	organization 7:2	38:14	88:16,20,24,25	73:17 76:10 80:2
October 1:9 2:7	69:8	parks 18:19	89:7,10,14,24	85:22 88:10 91:20
19:16 36:11	organizations 7:6	part 28:17 30:5	90:1,3,17 91:7	planters 60:7
offer 7:22 22:23	66:11 67:12	43:7 49:10 51:2	percent 21:8	plate 39:19
33:6,15	organized 19:10	56:11 66:2 79:3	perfect 38:6 63:23	play 4:11 43:10
office 14:4 65:17	organizing 19:12	participated 26:22	73:16	73:16
77:18	67:21	74:6	period 47:15 48:8	please 9:6 50:8
Officer 6:21	Orient 56:8 71:9	participation 77:1	permanent 29:23	78:18
offices 71:16	oriented 28:4	particular 31:11,12	permission 29:22	plowed 13:18
oh 9:25 11:21 14:10	Oscar 78:3	50:25	permitting 6:6	Plum 6:22
16:4 17:4 19:14	Oscars 78:2	parties 93:12	person 2:20 31:12	Plumbing 73:21
22:6 56:4 60:13	outcome 93:14	partner 86:8	56:24	plus 5:15 45:6
77:22 89:1	outdoor 14:1,17	partnering 36:19	personally 12:8	podium 2:21 9:24
okay 2:3 3:1 10:6	outline 85:4	43:16 81:11	61:12	10:5
11:15 31:21 55:3	outlined 85:15	partnership 49:18	perspective 6:1	point 24:17 29:14
75:24	19:2 23:7 49:4	50:9	64:9	31:18 32:3 37:25
old 11:21 14:6	74:1	partnerships 49:24	38:25 39:14 43:20	48:13,17 51:2
older 68:21	overlooked 80:15	51:8	petition 36:20	56:1 67:5
oldest 71:5	overruled 69:12	parts 6:5 30:5 84:5	Phillips 70:19,19	points 56:2 70:16
once 4:16 15:8	overview 55:21,22	pass 90:5	physical 78:23	pole 60:22,23
26:21 28:1 29:21	owner 33:5,5 40:5			

poles 60:19	problem 11:19 23:18 30:2 43:17	61:14,16 69:9 72:7	69:10 75:13,15,17 76:1 79:17 81:10 81:21 82:6 83:2 84:22 88:8,11,15 88:17 89:5	rent 12:15 20:17,22 20:23 21:1,6,13 21:15,20 35:25 51:13
politicians 84:12	problems 46:1 49:8 89:3	putting 55:1 90:10	realm 27:7	renter 77:15
Polly 77:16	proceed 38:5 39:23	Q	reason 3:20 18:11 20:9 52:6	rents 12:17 50:20 51:16,16,17
popular 66:13	process 3:20 4:12 4:16 9:5 25:21 34:6 35:5 38:5 41:18 49:3	question 32:4 39:4 39:7 40:20 45:22 50:19 52:20 55:4 57:4 73:19 77:4 91:16	reasonable 21:16 43:18	replace 69:17
population 67:6,9 69:24	processes 6:7 48:25	questions 76:2 77:3 77:3 78:12	reasonableness 43:15	report 35:3
popup 62:2	professionals 29:12	quickly 4:15	reasons 10:12 27:1 88:2	reprieve 47:14
pos 27:7	programs 89:9	quiet 34:10	received 27:16	request 4:8
position 4:13	projects 47:9 49:1 82:21	quit 16:19	receptive 56:23	require 23:24 26:16 30:13
positive 40:15 63:19 65:8,11 90:21	prominent 56:16	R	recognize 6:3 49:8	requirements 25:19
possibilities 27:7,9	promoting 36:6	R 93:1	recollection 30:17	requires 33:3 35:21
possible 4:15 57:20 68:5 69:6 76:17 88:4	properly 42:4	raise 42:3 46:19 62:21 85:7 91:7 91:19	recommend 64:8	resent 28:15
possibly 13:25	properties 8:16,18 41:25 43:12 50:18	raised 25:20 27:11	recommendation 49:13	resident 31:12 83:5 85:21
post 14:3 77:18	property 3:14 21:2 33:5 34:24 38:23 40:4 41:9,14,17 43:1,15 46:2 50:16,21 51:1,5,9 72:23 73:11	Randy 52:15 58:14	recommending 54:6	residents 6:15 8:19 8:21 28:19 30:25 76:13 78:7
posted 57:8	propose 48:22 67:17	range 25:15	record 2:23 93:10	residing 67:14
postponed 68:12	proprietors 37:2	rational 31:7	recorded 76:7	resilient 6:13
potential 47:4 81:16	provide 29:7	RBS 73:20	recreational 53:24	resolutions 27:15
potentially 30:23 64:21	provided 90:22	reach 34:2 37:1	recruit 38:8 40:6,7	resource 46:8 56:10
powerful 89:5	Providence 53:1	reached 34:1	recruiting 34:7	resourcing 44:17
practice 48:18	public 2:4,9 3:7,22 4:8,18 58:6 68:10 71:23,23 76:7 91:8,18 93:6	reaches 31:17	recruitment 34:22	respect 2:12 24:24 25:18 87:3 91:19
preamble 8:9	propose 48:22 67:17	reaching 34:19	recurring 5:17	response 34:5
preceded 42:2	proprietors 37:2	read 56:25	red 17:22 23:9,17 23:19 53:19	responses 32:9
preclude 7:24	provide 29:7	reading 55:14	redid 63:22	restaurants 63:3 70:24 72:17 77:11 80:10 88:22
premature 37:18	provided 90:22	real 6:4 36:1 38:21 39:3 44:20 47:14 61:11	reducing 48:22	result 30:4 32:11 39:9
prepared 39:18,20	Providence 53:1	reality 40:5	reexamining 67:18	results 34:8
present 2:3	public 2:4,9 3:7,22 4:8,18 58:6 68:10 71:23,23 76:7 91:8,18 93:6	really 11:9 14:22 16:22 17:2 19:22 23:13 30:9,13 31:13 33:18 34:11 35:25 37:12 38:8 38:11,24 39:8 40:10 43:1 47:16 47:18 50:18,21 51:7,22 52:24 54:5 55:25 56:3 57:11 58:5,12 59:1,1,6,12 61:17 61:19 63:2 65:15 66:18 67:10,25	referred 7:20	retail 3:13,16 12:23 27:25
presented 8:8	pumpkin 14:15 15:7,10 16:5,6 18:12 19:23	relative 29:8 47:4	reflect 51:20	retiring 72:20
presently 33:23	pumpkins 14:18	relatively 2:19	regarding 3:8	return 65:5
president 29:5 44:1	pursued 29:9	relies 35:14	regular 1:5 2:5	review 3:23 5:18
pressure 47:1	pursuing 79:19	remain 35:23	related 24:1 25:5 70:3 93:12	RFP 33:25 35:1 53:11,18
pretty 16:12 18:18 18:23 22:1 25:11 77:21	push 3:21 88:11	remains 50:23	remember 17:17 30:24 43:5 48:11 54:7 88:24	Rhode 62:3
priceless 83:18	put 4:13 8:2 12:7 13:10 16:12 18:23 22:20 25:8 38:9 57:3,13 60:7	remain 35:23	Rich 66:20	Richard 28:25
primarily 68:7		remains 50:23	rid 42:5 68:4	ridden 37:23
principle 2:10 91:12		remember 17:17 30:24 43:5 48:11 54:7 88:24		
printed 55:15				
prioritize 39:8				
private 42:3,14 53:13				
probably 32:18 34:18 50:14 85:9 85:23 91:4				

ride 56:20	sake 68:13	57:8	sidewalks 31:5	son 29:16 59:24
right 11:15,17 12:8	salad 77:19	SEP 79:8	74:8	soon 68:5
13:1 14:3,16,24	sale 11:24	separate 46:12	sign 12:6	sorry 10:19 11:15
15:21 17:10,12	sales 48:3	57:7	signs 11:25 20:22	14:11 79:8 82:15
20:6 21:13 22:8	Sally 19:19	September 36:10	44:11	84:3
22:21,21,21 25:1	Saltwater 58:16	serious 38:21 46:19	Similarly 26:6	sort 20:13 21:6
32:13 33:15 36:8	salvage 84:18	seriously 91:2	simple 32:4 60:9,18	27:18,23 45:25
39:22,24 47:9	sampling 34:12	serve 7:8	60:24 62:1 64:14	66:5 88:11
48:9 54:21 55:9	Sara 24:2,5,9,16	serves 31:10	Simultaneous	sound 14:21
56:6 59:13 61:3	26:15 78:13	service 28:11 71:7	19:18 24:14	South 70:20
67:24 73:22 78:14	Sarah 70:19	72:12	single 11:5	Southfork 54:10
79:17 80:17 81:24	save 74:4	services 8:14 10:11	sit 14:13 17:15	71:9
83:20 89:2	saw 15:7 32:2 66:6	28:10	50:14 88:22	Southold 29:4
rightfully 34:13	79:17	servicing 47:7	site 84:11,12	53:23 56:9
ring 11:24	saying 10:7 26:5	session 5:19	sitting 25:22	space 3:13 8:15
rink 14:10 44:7,9	34:15,17 36:5	set 21:23 29:22,25	situation 65:13	18:22 21:4 61:10
45:5 53:21,21	37:18 79:24	40:6 93:17	six 5:15 48:9 56:3	spaces 29:20 30:1
risky 74:24	scheduled 4:1	setting 47:23	Sixth 52:15	30:10
River 53:1	schools 69:25,25	sh 22:16	size 47:21	spas 71:2
road 53:1 72:22	screws 61:23	shape 38:4	skating 14:10 44:7	speak 2:20 9:23
roadblocks 27:3	sculptures 20:3	share 77:25	44:9 45:5,14	83:1 91:10
roadmap 86:4	se 35:2	shared 23:15	slides 20:8	special 17:12
roads 24:19 26:15	searching 34:6	sharing 81:19	slippery 47:19	specific 24:24 46:6
roadway 29:21,24	season 6:14 9:13,14	Shawn 1:18 86:23	slope 47:19	49:23
roasting 14:20	9:18 10:8 36:25	86:25 87:19 91:15	small 33:2 59:18	spend 10:13 28:22
Robert 3:8	51:12 52:3 58:19	Shellabration	65:3 67:9 72:6,14	spending 59:20
roles 73:16	65:4 77:24	36:12 37:9 66:15	smaller 53:12	spent 6:19 74:14
room 32:2 37:4	seasonal 35:12	Shelter 71:9	smart 54:19 59:12	sponsor 61:5
56:20 86:19	seasonality 51:21	shipyards 71:7	59:13	sponsored 61:15
roots 60:11,13	73:23	shoe 28:7	smells 14:20	sponsors 64:5
Rosante 1:23 93:6	seasons 30:17	shop 12:22 13:1	Smith 61:15	spot 51:18 56:17
93:21	second 3:12 4:17	28:10 31:23 32:18	social 19:22	spring 9:21
rosy 65:12	4:20 91:23,24	64:12 72:17 77:12	society 70:22	square 21:15 53:22
round 2:17 6:3	section 17:8 55:21	shopping 15:3	53:23	53:23
8:12,21 9:11 35:9	see 12:14 31:15	shops 33:2 71:17	ss 93:3	
35:24 50:2 51:23	32:6 34:20 51:10	71:19	stamp 39:6	
51:24 52:10 75:20	59:2,3 60:15 64:4	Shore 41:23	stand 75:15	
rubber 39:5	65:10 68:23 79:10	short 14:11 77:14	standard 21:7,25	
rules 3:25 75:2	80:22 81:2,15	shot 38:13,19	standing 50:25	
run 36:12	85:13	shoulder 9:14,18	stands 15:16	
running 46:16	seeing 67:18	10:8	staple 72:18,19	
65:16	seen 10:25 26:20	show 19:14 26:3	star 88:14 90:18	
runs 72:8	72:15,21 77:9	64:16 85:23 87:6	start 4:8 51:5 58:2	
rush 9:12	selfie 18:16,17,19	88:3	58:3,4 70:10 86:5	
	18:25	showing 5:6 89:24	88:12 91:13	
	sell 16:23	90:4,21	started 37:1,19	
	selling 13:3,4	shows 16:23	44:1 78:23 79:16	
	senior 56:7,9,12	shut 13:19 26:20	starting 3:2 9:9	
	sense 4:7 27:13,15	shy 32:12	84:21	
	sent 25:11 49:11	side 30:9 46:5	starts 45:20	

state 1:2 2:21 6:20 13:22 24:6,8,18 26:17 47:2,3 93:2 93:7	24:5 36:6 62:2,25 stringing 45:1 stroll 36:18 44:6 81:12,14 82:18	Sweet 56:13 72:19 system 71:24 T T 93:1,1	testimony 93:10 thank 2:4 3:1 7:16 7:17 22:6,22 45:21 52:12,13 54:20 55:23 58:13 58:14 64:19,25 take 5:2 11:11 12:2 12:9 15:20 16:3 33:10 37:21 41:13 41:24 54:1,24 59:14,18 68:14 70:3,6 74:22 78:4 86:15 taken 1:23 36:14 48:21 74:11 takes 78:14,15 talent 7:5 talented 75:17 Talerman 1:16 6:24 23:1,20 55:17 76:1 85:16 talk 19:18 24:14 36:18 42:22 52:21 58:1 68:8,8,8,8,10 75:8 87:11 talked 80:18 83:24 talking 11:14,17 16:1 47:10 suggest 87:17 suggested 25:16 suggests 25:15 summary 55:18,20 76:18 summer 9:12 13:12 13:12 51:16 59:11 support 15:4 26:6 30:14 47:6 58:25 64:10,16,17 70:9 70:13 supported 10:9 supposed 19:7 67:3 sure 18:6,8 36:16 48:2 73:7 88:17 surface 76:8 surrounded 75:16 survey 5:17 7:19 31:25 34:8 89:25 90:2 sustainable 6:13 sustaining 6:2	48:16 49:10 50:10 50:12,14 51:8 53:9,25 54:1,20 55:19 56:2,8,12 58:24 59:14 61:19 62:1,18 64:20 65:24,25 66:14,15 67:5,13,23,24 68:17 69:7,12,13 70:5,16 75:10,11 75:16,18,19 76:3 76:9 77:21,22 78:1 81:23 82:4 82:18,23 83:1,21 84:4,22 86:19 87:9 88:7,9,19 89:4,10,13 90:9 91:4 thinking 81:18 third 1:7 3:12 30:23 58:18 thirty 33:12 Thirty-three 43:24 thought 8:3 14:22 19:25 23:5,8 66:16 thoughts 28:23 50:8 53:7 85:6,12 86:1 three 30:16 34:4 58:18 three-fingered 32:11 threshold 43:19 throw 8:3 Thursday 17:8 ticket 11:22 tiled 61:24 time 3:23 4:19 5:8 8:22 10:13 11:5 13:9 22:17 27:2 30:4 38:17 40:23 42:20 45:13 47:15 48:8 52:3 61:18 73:4 77:14 78:14 78:15,16 81:9 82:4 83:5 85:25 86:15 90:5 91:20 times 49:19 68:21 84:13 88:12 90:19
--	--	--	---	---

tip 57:14	treading 40:12	80:13	44:4 75:20 76:25	Wall 63:9
today 2:10 7:18,23	tree 19:5,5 74:9,10	understanding 3:1	view 38:25 39:15	Walton 1:17 4:20
9:4 59:19 87:12	74:13,16,20	underutilized 8:16	43:21	6:19 7:16 10:3,7
90:7	trees 19:4 43:24	underwater 40:13	village 1:1,4 2:6,14	10:19 22:22 26:18
today's 72:24	74:15,19	unfortunately 4:3	5:12,16 6:3,10	27:17 40:19 41:4
tome 76:18	Tricia 1:14 89:20	35:21 46:11	7:10 10:9 24:9,15	42:9,25 49:15
ton 75:18	tricky 30:8 59:7	unique 17:5 89:3	25:3 28:1,17,21	50:7 58:14 60:11
tonight 27:6 56:1	tried 17:2	units 8:25	28:23 29:11 35:1	64:25 70:18 78:17
57:12 76:5 77:6	trinkets 13:3	unofficial 23:2	35:4 44:5 45:2,12	82:25 84:21 87:13
90:13	tripping 60:9	unprecedented	45:18 46:7,15,18	91:24
tons 14:24 17:18	truck 74:12	42:1	47:5 49:22,25	want 10:2 12:4,22
top 38:3 49:5 62:16	true 93:9	update 26:6	50:4 53:17 54:23	13:2,21 16:13,18
topic 7:21 9:3,9	trustee 26:4 27:11	USA 54:13	56:16 63:2,3,18	17:14 18:9 19:1,2
27:23	Trustees 23:23,25	use 8:15 15:25 41:8	64:3 65:8,13,24	19:3,4 22:5 24:3
topics 5:17 8:4,6,11	25:12,22 26:5,8	41:12	66:18 67:4,15	27:22 29:6 31:19
8:11 9:6 26:10	26:11,13 49:12	uses 75:6	68:20 69:6 72:6	31:22 32:5 33:18
84:23 85:1,4	54:18 55:12 57:9	usually 24:19 54:25	75:4 76:10,20,25	37:22 46:15 48:14
totally 31:7 53:8	76:11	87:12	78:9,11 79:6,9,18	48:17 51:22 55:12
touch 27:22	try 58:22 64:23	<hr/>	79:24 80:3,23	61:11 64:20 70:16
touched 49:17	88:3	V	81:2,11,22,25	73:6,9,9,10,15
78:17 80:16 83:2	trying 17:16 22:20	vacancies 12:15	88:1	74:7,8 76:14
83:7 84:22	23:10 25:2 36:3,3	20:16 35:7,9	vineyards 80:8	79:10 80:21,22,23
tough 51:2 72:25	81:23 82:2,5	vacancy 8:15	visit 63:8 64:1,2	81:24,25 82:22
tour 66:11	87:11	vacant 8:17 50:22	visited 41:22 78:25	85:9,14,16,20
tourism 8:20 28:4	turn 7:13 9:15 86:2	50:23	visitors 6:15 8:19	86:2,18 87:16,20
28:16,16	turned 42:2	vacated 41:10	vital 5:20	88:20 90:7 91:1,7
tourist 58:21	turnover 11:1	vain 43:12	vitality 9:16 10:9	91:8,10
tourists 60:17	twice 62:25	valid 6:7	vocational 70:2	wanted 5:19 7:22
town 53:23,25	two 3:14 6:16 10:10	valuable 61:10	vodka 20:5,6,7	8:12 28:13 45:23
56:11,22 58:17	21:8,18 30:16,16	value 40:3 41:16	voice 82:2,17	66:19 79:1 82:16
59:4,11,24 61:14	32:18 33:8 58:24	84:8	volume 25:12	87:5
61:17 62:12 63:5	60:19 71:14 86:16	values 21:2 51:6	voluminous 25:11	wanting 31:16
63:6,17,22,23,25	86:17 87:17	73:11	volunteer 72:9 88:4	46:19
64:11,23 78:5	type 45:8	van 56:20	volunteers 67:11	wants 53:17 82:19
80:21 82:22	types 27:3 39:10	Vandenburgh	vote 67:16,22	91:19
track 39:6	48:22,24	28:24 29:1 33:1	vulture 22:3	wasn't 54:17
traction 44:18	<hr/>	42:21 43:13 46:10	<hr/>	wasted 61:10
trade 16:23 85:19	Ultimate 45:10	47:11 49:14 50:5	way 24:13 30:13	watch 27:14
tradition 81:22	ultimately 30:18,20	50:12	31:14 34:25 40:16	water 40:12 53:2,4
traffic 8:22 14:13	33:3 38:18 39:24	variety 8:14	43:14 44:15 45:24	waterfront 71:22
train 58:9 71:25	46:18	various 37:7	47:17 54:24 67:21	75:7
training 69:19	um 7:18 11:16	Veen 12:16	76:24 77:5 84:9	way 24:13 30:13
70:10	14:11 15:2 16:16	vendor 32:21	87:16 93:13	31:14 34:25 40:16
transcript 2:25	20:11 21:23 22:6	venture 6:23	43:14 44:15 45:24	43:14 44:15 45:24
93:9	23:5 25:7 52:15	versus 31:11,21	47:17 54:24 67:21	47:17 54:24 67:21
transparency	53:21 54:3 57:16	viable 45:10	88:1	76:24 77:5 84:9
65:15	underrepresented	vibe 12:16 21:1	walked 38:2	87:16 93:13
transportation	79:3	vibrancy 43:7	walking 12:3 13:16	ways 2:13 28:20
58:7 71:8	understand 47:19	76:24	17:11 62:5	35:8 52:8 77:25
trash 54:24		vibrant 2:16 6:2,14	walks 22:11	89:7

We'll 4:10	winter 20:1 23:7	55:19 85:16	20 55:15 80:5
we're 9:13 13:3,4	36:25 37:5 51:15	year 2:16 6:2 8:12	20's 83:9
19:7 27:2 32:11	53:5 61:17 77:23	8:21 9:10,21	2013 77:14
33:24 34:9,19	wise 21:6	10:15 12:14 13:10	2016 78:23
35:1,6 36:8 38:21	wishes 2:20	16:15 19:8 30:23	2017 78:24
39:23 40:11 45:1	witness 72:22	30:24 35:9,23	2018 77:15
53:21 57:11 58:23	93:16	50:2,23,24 51:19	2025 1:9 2:7 3:10
59:13 64:12,23	wonderful 60:2	51:23,23 52:10	2026 93:18
68:11 72:3,13	69:8 80:10 82:20	58:23 75:20 81:11	207 78:21
75:16 81:5 82:9	wonderland 20:2	83:8	22 10:25
88:18 89:22 90:12	wooden 15:24	years 6:19 10:25	24 3:10
90:15,15 91:4	word 39:22 41:6	18:1 21:18 28:12	24th 4:19
we've 5:6 7:20 9:3	work 2:15 6:10	53:12 58:18 65:20	26th 19:16
20:5 25:1,10	8:24 9:1 11:8,11	65:22 66:3 69:11	27 1:9 2:7
26:19 27:24 33:25	18:14 20:18 21:3	72:24 74:6 79:16	2nd 83:4
37:22 42:20,21	33:12 42:15 57:9	79:17 80:5 81:1	3
43:11,21,25 49:11	57:18 59:23 71:21	81:20,20 82:10	3 86:13
54:17 58:9,9,10	72:7 74:8 75:13	85:19	30 34:15,17 74:6
58:10,20 82:4	77:8 78:6 79:6	yin 20:6	4
84:22	82:5,12,12 84:9	York 1:2,8 32:23	4 72:25
weather 59:12	87:15 88:9 89:9	93:2,7	4:00 1:10 2:8
weekend 14:8 22:9	90:8,12	young 17:1 69:23	40 85:19
27:13 37:3 41:22	worked 6:22 50:16	81:4 84:6 88:21	424 65:2
49:20 81:17	workforce 38:10	88:24 89:1	45 88:25
weekends 53:5	38:22 89:10	Z	4th 65:2
weeks 18:14 26:22	working 9:5 33:23	ZBA 3:24 4:12,16	5
27:11 58:24	33:24 36:24 40:11	zoning 2:13 3:19	5 80:5 86:11
weird 18:7	49:19 54:22 61:13	5:14 25:5 54:4	50 34:14,16 80:8
welcome 5:2 10:4	62:20 74:14 76:10	76:11 91:19	81:19,20
welcoming 6:13	76:11,12,23 77:2	0	6
64:20	79:7 81:2 82:20	1	7
went 43:6 48:20	world 78:8 80:11	10 35:7 79:16 80:5	8
74:23	worlds 7:1	80:25 82:10	8 21:20
weren't 36:11	worry 43:8	100 37:4 55:5 62:11	86th 83:8
western 56:11	worse 16:10	70:20	9
Westhampton	worth 67:24 68:17	1001-5-3-18 3:16	9 79:17
63:21 64:2	write 15:13 26:4	11944 1:8	95% 54:2
WHEREOF 93:16	writing 57:4	12 35:7 39:25 40:3	
Whisky 30:6	wrong 68:15	48:10	
white 70:25	X	120 56:25 76:17	
wide 5:16 25:15	X 1:3,6 48:7	129 55:14	
widens 77:6	Y	14 39:25 40:3	
wider 61:9	yang 20:6	15 53:12 80:5	
willing 33:6,9,19	yard 61:25	19 36:21	
46:1,2 60:25	yeah 16:14 20:15	2	
willingness 39:22	21:22 22:5 23:20	2 3:14 86:11	
45:3	24:7,8,12 45:20		
Wind 30:6	51:4 53:2,3,3		
wine 20:4 71:17			
80:9			