

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

1 (Whereupon, the meeting was called
2 to order at 6:05 p.m.)

3 MAYOR STUESSI: I'd like to make a
4 motion to open the work session of
5 today, Thursday, November 20th.

6 TRUSTEE PHILLIPS: Second.

7 MAYOR STUESSI: All in favor?

8 (Aye said in unison.)

9 MAYOR STUESSI: Please stand for
10 the Pledge of Allegiance.

11 (Whereupon, the Pledge of
12 Allegiance was recited.)

13 MAYOR STUESSI: Please be seated.

14 The first item we have is the fire
15 department monthly reports.

16 Welcome, Chief.

17 CHIEF MILLER: Hello, everyone.
18 Chief DeKerillis couldn't make it
19 tonight, so he asked me to stand in for
20 him.

21 MAYOR STUESSI: No problem. Thank
22 you for the big celebration last week
23 over at Hellenic for all the chiefs.
24 It was great to see everybody.

25 CHIEF MILLER: It's a good event.

1 He wanted me to bring up the
2 status of the no parking from South
3 Street down to West Street.

4 MAYOR STUESSI: We've ordered
5 signs for that, and they should be here
6 any time.

7 CHIEF MILLER: He also wanted to
8 know about the fire boat, where we
9 stand. We were talking about a new
10 contract with Munson. How is that
11 proceeding?

12 DEPUTY MAYOR BRENNAN: So the
13 financing is in place, the grant was
14 finally approved, and the Village has
15 approved a bond for the balance. I've
16 been in touch with Munson to make sure
17 that they're still -- they know that
18 we're interested. That was probably
19 about two weeks ago, I reached out to
20 Jesse Munson.

21 We still need to undertake
22 fundraising initiative at the
23 firehouse. So when the Village Board
24 passed the resolution for the bond, it
25 was with the understanding that the

1 Fire Department would undertake serious
2 fundraising effort, and we still have
3 to kick that off. And I've outlined a
4 basic strategy for that, and I've
5 spoken to some members of the
6 department that I'd like to be -- have
7 involved with that. Our member, Bob
8 Jester, as you know, continues to try
9 to find additional funds. He gave the
10 chiefs an update on that a few days
11 ago.

12 CHIEF MILLER: I didn't see that.

13 DEPUTY MAYOR BRENNAN: Okay. So
14 he's continuing what he can do. He's
15 probably not going to be the person to
16 spearhead the overall fundraising
17 effort. So I'd be happy to get with
18 you and the other chiefs to try to move
19 that along.

20 CHIEF MILLER: I know (inaudible)
21 wants to be a big part of that.

22 So the Christmas Parade is going
23 to be on the 6th, 5:00 p.m., Parade of
24 Lights in Greenport for anyone that
25 wants to come down.

1 We've reached 1,120 alarms this
2 year, so we're only 24 short of last
3 year. We still got, like, five weeks
4 left. I'm sure we'll break that
5 record.

6 Also I just want to touch base
7 with you guys about an issue at 409
8 South Street. I sent you an e-mail
9 about it.

10 MAYOR STUESSI: So the Village, as
11 has been shared with a couple of folks,
12 the Village is working with the Police
13 Department and also George in our
14 Building Department to take further
15 action on that. There has been a
16 little bit of progress. It's something
17 that we need some assistance from the
18 Police Department on in order to get
19 access to the site.

20 CHIEF MILLER: Like I told you in
21 the e-mail, it's a little dangerous
22 over there for us. I have to worry
23 about my members and everything that
24 goes on there. You've seen the
25 property, you know what I'm talking

1 about. So anything we can do to get
2 that sped along to get that taken care
3 of, I don't want to see people get
4 hurt.

5 MAYOR STUESSI: Appreciate it.

6 DEPUTY MAYOR BRENNAN: Totally
7 agree. Your members take risks all the
8 time. They don't need to be taking
9 unnecessary risks, and so our Board and
10 the Mayor needs to try to do what we
11 can to make that safe.

12 MAYOR STUESSI: And then I would
13 just reiterate, as I've shared with you
14 and a couple of other individuals, if
15 anybody sees any illegal activity, they
16 need to call the police immediately.
17 The police are obviously those that
18 enforce illegal drug use.

19 CHIEF MILLER: You got it. That
20 will definitely be happening.

21 Anything else? You guys have any
22 questions?

23 MAYOR STUESSI: Any questions from
24 the Board?

25 TRUSTEE DOUGHERTY-JOHNSON: No.

1 MAYOR STUESSI: All right. With
2 that, we're going to bounce around a
3 little bit just out of a courtesy for
4 our BID president. Rich, if you'd like
5 to approach the podium, that would be
6 great. Thank you for being here this
7 evening. The Board had sent a letter
8 to the BID just prior to the transition
9 from Nancy to Rich rejoining in regards
10 to reviewing the BID plan that's been
11 in place -- well, gosh, Janice Claudio
12 is here who was part of the team that
13 wrote the original one 30 years ago.
14 So would love to hear your thoughts on
15 the future of the Business Improvement
16 District, the plan, and whether there
17 are any desires to update the plan and
18 let the Board interact. Thank you for
19 being here.

20 MR. VANDENBURGH: Richard
21 Vandenburg, President of Greenport
22 BID, also owner of Greenport Harbor
23 Brewing Company on Carpenter Street.

24 I appreciate that, Mr. Mayor. I'd
25 like to just give kind of an overview

1 of some of the activities of the BID,
2 as well as a kind of summary of what I
3 see as the current status.

4 Since moving back to the Chair and
5 President of the BID as of October 1st,
6 I can report that mission of the BID
7 Board is to reengage our BID membership
8 in a productive, transparent, and
9 goal-oriented manner. We've all heard
10 from many in and around the Village the
11 confusion, the uncertainty, and the
12 criticism of what the BID is and what
13 the BID does. I believe it's important
14 to try and make that record clear and
15 want to provide this overview for those
16 that remain uncertain.

17 The BID is an acronym for Business
18 Improvement District. A more tangible
19 explanation is that the BID is a
20 geographic designation of properties
21 and businesses within the Village of
22 Greenport. When referring to the BID,
23 it's inaccurate to solely think of the
24 BID as the elected volunteer Board or
25 District Management Association, DMA,

1 who work to administer the affairs of
2 the BID.

3 So what's the BID's mission or
4 goal? In its simplest terms, it's to
5 enhance the economic and cultural
6 vitally of the Greenport Village
7 Business District. And how is that
8 mission accomplished? The BID Board
9 works to serve all members in our
10 district. It's made up of individuals
11 who put aside their personal objectives
12 with the idea of finding consensus in
13 how to advance the vibrancy, security,
14 and health of the entire Business
15 Improvement District in accordance with
16 that mission. The BID Board Members
17 are stewards of the BID not-for-profit
18 entity and are expected to administer
19 the resources and affairs of the BID
20 based upon the BID membership's
21 engagement and direction.

22 As stated, it's a volunteer board
23 that dedicates many hours of time
24 working to navigate a landscape of
25 different opinions, views, and

1 sometimes acrimonious feedback in
2 pursuit of the mission.

3 So under what authority does the
4 BID operate? The BID is a physical
5 geographic area encompassed within the
6 Village limits and connected to the
7 District Management Association. That
8 DMA is a duly incorporated 503(c)(6)
9 not-for-profit entity that was formed
10 under the provisions of New York State
11 General Municipal Law Article 19-A.
12 That article governs the formation and
13 operations of Business Improvement
14 Districts. That article is comprised
15 of 18 sections of which only 8 are
16 arguably relevant to ongoing District
17 Management Association operations in
18 our BID. More specifically, the
19 objectives cited under that article
20 include but are not limited to:
21 Promoting our Village Business
22 District, animating our Downtown
23 Village streets, supporting needed
24 improvements, cleanliness, security,
25 identity, and vitality of our district.

1 Those objectives are not only for our
2 property owners, but also for our
3 business operators and BID residents
4 alike. Our current BID plan is in
5 keeping with the broad objectives that
6 are detailed under Article 19-A and
7 more specifically referenced under
8 Section 980-C of that article.

9 So how is the BID funded? The BID
10 is funded via small additional tax of
11 4.58 percent of the total assessed
12 value of the properties within the
13 designated district. That tax
14 ultimately funds the not-for-profit DMA
15 entity established to serve that
16 district. For example, my specific
17 property located at 234 Carpenter
18 Street has a total assessed value of
19 \$5,600, and we pay \$256.44 for the BID
20 tax annually. That equates to \$21.37 a
21 month, and from my perspective, is not
22 really a significant amount. At
23 present the total annual BID tax
24 receipts are just under \$53,000 per
25 year, and those funds are then

1 transferred to the DMA and administered
2 by the BID Board in accordance with the
3 engagement and direction of our
4 membership. This Board believes those
5 funds and other resources should be
6 reinvested in the BID in ways that
7 address the various objectives as
8 outlined under Article 19-A, which also
9 mirror our current plan, as well as
10 being guided by our membership
11 engagement.

12 So while no path forward is ever
13 perfect, I'm proud of how our Board is
14 working to bring a sense of urgency and
15 focus on important issues facing our
16 district and membership. Some examples
17 of those are that the BID facilitated
18 Colin Ratsy's idea of holding a Village
19 Worker Appreciation Day in May for all
20 of our Village workers by recognizing
21 them as the unsung heroes that keep our
22 Village working. The BID also launched
23 an initiative to assist the Village in
24 locating a holiday tree for Mitchell
25 Park and received generous offers of

1 support. Special recognition is due to
2 Sunita Narma and Tracy Kessler of NOFO
3 Live and the Lewin Family Tree Farm who
4 were ready to donate a tree. While I
5 understand the Village has recently
6 found a local Greenport tree, we and I
7 am deeply grateful for all those who
8 responded to our initiative.

9 The BID has also supported and
10 co-funded important steps of the
11 Historic Preservation Committee's
12 initiative to obtain further state and
13 federal Historic District recognition.
14 That recognition will offer incredible
15 tax breaks and renovation opportunities
16 for our members.

17 The BID has also, once again, led
18 the annual installation of the street
19 holiday lights along Front and Main
20 Streets. With gratitude for the
21 support of the Village and Utilities
22 Department, the holiday spirit is still
23 alive.

24 The BID has also begun to solicit
25 proposals from professional commercial

1 real estate brokers on how to stem the
2 departure of important local business
3 and attract new ones. We hope to work
4 with the Village to collaborate on
5 private and public partnerships where
6 possible to improve the current state
7 of vacancies.

8 The BID has brought meaningful
9 focus on the safety and importance of
10 making our sidewalks and walkways safe
11 and will continue to work with the
12 Village in seeking remediation of those
13 hazards.

14 And most recently, the BID has
15 created an important strategic survey
16 for our membership to engage and
17 provide feedback and opinions on what
18 additional operating and capital
19 initiatives and goals we as a BID
20 should pursue and allocate available
21 funding toward.

22 And the BID has formed a
23 grant-writing committee with skilled
24 professionals who will help find
25 funding to move those member-driven

1 initiatives forward.

2 I'd also like to point out that
3 the BID would like to commend and
4 applaud the efforts of others in our
5 membership who have stepped forward to
6 help advance our BID mission.
7 Specifically, Ian and Rosalie Wile who
8 have taken the lead on helping fill the
9 gap of the Shellebration event with
10 Raise Shell this December 6th and 7th.
11 The BID continues to pledge its support
12 of those efforts and that engagement
13 promoting the important connections of
14 our aquacultural and district
15 businesses.

16 The BID would also like to
17 recognize Kara Hoblin for her pursuit
18 of another successful and growing
19 holiday stroll on December 19th that
20 will animate our district, focus on our
21 membership businesses, and continue to
22 foster the holiday spirit.

23 And finally, recognizing those who
24 are working hard to facilitate the
25 success of Maritime 2026 with special

1 thanks to Sarah Phillips, Rita Wilhelm,
2 Kim Loper, and Kara Hoblin, and the
3 Village on their efforts to preserve
4 that important festival weekend in our
5 district. The BID will continue to do
6 whatever it can to support that
7 important work as well.

8 Notwithstanding all these tangible
9 efforts, the BID Board recognizes there
10 is always more work to do. And with
11 the hope that we can continue to build
12 a good working relationship, not only
13 with the Village Board, but also with
14 our entire BID membership, it's my
15 objective as the current president of
16 the BID to create a united effort in
17 pursuit of those important goals. If
18 we can all support a collective,
19 positive, and productive engagement
20 effort, that familiar refrain will
21 prove true that together there's little
22 we cannot do. Thank you.

23 Happy to answer any other
24 questions you may have.

25 MAYOR STUESSI: Thank you.

1 MR. VANDENBURGH: Are there any
2 specific questions relative to the
3 plan?

4 TRUSTEE PHILLIPS: No. I have a
5 copy of the survey that you sent out to
6 the membership. I was very -- it's
7 very much to the point. It's a lot of
8 -- you brought some of the things that
9 everyone has been talking about, so
10 I'll be interested in seeing what the
11 results are.

12 MR. VANDENBURGH: I can tell you,
13 we're already up to 14 responses in a
14 matter of 24 hours. So we're hoping to
15 also produce a QR flyer, pamphlet flyer
16 to canvas the properties as well, and
17 people that may not get the e-mails we
18 send out. But our hope is to quickly
19 and efficiently garner a good sampling
20 of data in terms of where those
21 priorities lie and begin to discuss and
22 collaborate with the Village in terms
23 of how we -- where there's a will,
24 there's a way.

25 TRUSTEE ROBINS: Do you guys do a

1 monitor of how activity is during the
2 holiday season? You know, in other
3 words, you know, when we get to
4 January, will you do a review and a
5 meeting to see how everybody did? I'm
6 just curious.

7 MR. VANDENBURGH: I think it's a
8 great idea, and I think we should. I
9 worry because we've done three surveys,
10 I think, since probably maybe September
11 1st, and you worry about, you know,
12 survey fatigue in terms of we try to
13 make sure that it doesn't just become
14 white noise in terms of soliciting that
15 response and that engagement, so you
16 know, keeping it brief is obviously
17 best, but I think it's a good idea to
18 check in and see how things are doing.
19 I know that in practice that I fully
20 support that started to happen maybe
21 last year was to do kind of a six month
22 informal annual meeting of the BID
23 membership and kind of check in with
24 anybody that is still here to see how
25 they're doing and how things are

1 trending. I can tell you personally
2 from my business, you know, my partners
3 may be upset with me saying this, but
4 we're off from last year. Down about
5 20 percent. So, you know, struggling
6 to find ways to be innovative and get
7 people in the door is one of the bigger
8 challenges. We have become more of a
9 seasonal Village, I think. There are
10 lots of different pressures that
11 probably feed into that. But, you
12 know, continuing to find ways where we
13 can animate the Village with that
14 unification of thought and
15 goal-oriented progress where we all
16 kind of work together, avoid the
17 cliquey-ness, you know, of the stuff
18 that you hear about third, secondhand.
19 That's the most important thing, and
20 it's always been my objective, and I
21 think one of the things I try to stand
22 by is just really, good clear
23 communication and transparency.

24 So there are more things that
25 we're planning to do with the website

1 as well. We're actually -- oh, and I
2 forgot to mention a very important
3 thing. I'm really pleased to announce
4 that when I stepped into the role as
5 President on October 1st, not really
6 expecting to with Nancy's departure, I
7 was the Vice President, so we had a
8 Vice President seat that was open, and
9 I'm really happy to announce that the
10 Board voted Ryan Farrell as Vice
11 President of the BID. So and Ryan is
12 an incredible young man who has got a
13 lot of great vision, a lot of great
14 thoughts. So he's leading some of the
15 initiative in terms of that particular
16 project to provide even greater
17 transparency and clarity on our website
18 so that membership and anybody who goes
19 there will see exactly where we stand.

20 TRUSTEE ROBINS: I like Ryan.
21 He's a good guy.

22 MR. VANDENBURGH: He's a good guy.
23 I have to say, I really -- you know,
24 and the other thing I will mention is
25 that we have a letter we are putting

1 together with at least three names for
2 the Board to consider to fill those
3 last two appointments so that we have a
4 full compliment of 11 on the Board. I
5 expect that I'll be able to get that to
6 you within the next week so you can
7 consider that and we can address that
8 by the next meeting.

9 DEPUTY MAYOR BRENNAN: We
10 appreciate that, Rich. Thanks for the
11 overview of the BID, and I appreciate
12 your energy and enthusiasm that you
13 bring to the task.

14 I have a question. Is the BID
15 allowed to accept tax deductible
16 donations or donations from the public?

17 MR. VANDENBURGH: 501-3(c)(6),
18 individual donations are not tax
19 deductible unfortunately. But, you
20 know, we have been guided by tax
21 professionals that say that a business
22 can make a donation and write it off as
23 a business expense, but unfortunately
24 individual donations are not permitted
25 by the tax law as it's explained to me.

1 DEPUTY MAYOR BRENNAN: But do you
2 accept individual donations, even if
3 they're not?

4 MR. VANDENBURGH: Oh, yeah,
5 hundred percent.

6 I will say that we've, you know, I
7 reached out this season to a number of
8 businesses, and there's a thank you
9 that's going to be going out shortly
10 where we've raised over \$15,000 to help
11 offset the cost of the street light.
12 And local businesses, you know, and of
13 course everybody is conscious of the
14 fact of running back to the same well
15 over and over again. But, you know,
16 we've -- I think, you know, the
17 animation that it provides is
18 recognized by those businesses, so
19 they're happy to support. But yes,
20 we'll accept individual donations as
21 well as the corporate donations.

22 DEPUTY MAYOR BRENNAN: We're
23 fortunate that it's a generous
24 community.

25 MR. VANDENBURGH: Indeed, we are.

1 DEPUTY MAYOR BRENNAN: Do you have
2 any thoughts or questions about some of
3 the bullet points in the letter that
4 this Board sent in May to the BID Board
5 where we talked a little bit about
6 procurement policy, auditing.

7 MR. VANDENBURGH: For sure. I
8 completely understand, and we have
9 implemented -- I made sure that we're
10 implementing, following that
11 procurement policy exactly as it's
12 written. So going forward, that's
13 going to be our recordkeeping, a part
14 of our recordkeeping that's not going
15 to be a problem at all.

16 I do take, maybe issue is the
17 wrong word, but I do not believe that
18 there is a formal auditing requirement.
19 I've done my extensive research as an
20 attorney as well. Researching all of
21 Article 19-A, I've almost got it
22 memorized now, as well as looking at
23 the other provisions of guidance that
24 would effect a corporation,
25 not-for-profit like us. We earn less

1 than a million dollars or we have a
2 budget of less than a million dollars,
3 so there's very little added
4 requirement, other than making sure
5 that we're transparent with our annual
6 budget reporting to you as the Board so
7 you can see what we're seeing and what
8 we're contemplating. So I don't know
9 that there's any more expense that we
10 are required to incur in terms of that
11 aspect of it, but I think also what
12 we're trying to do is address the
13 concerns that maybe some may have about
14 exactly what those finances are by way
15 of added transparency and greater level
16 of kind of understandable detail that
17 will be on our website for anyone to
18 see. So we're confident that that
19 would hopefully answer a lot of
20 questions. As I say, people always
21 have different opinions about what we
22 should spend money on, but, you know,
23 we're prepared to stand behind what
24 we're willing to put out there.

25 DEPUTY MAYOR BRENNAN: I

1 appreciate all the efforts of
2 transparency.

3 So our understanding of the audit
4 department is different. You're an
5 attorney. I am not. But I think I
6 still need to be satisfied on this
7 matter, so we still have to work to get
8 to the bottom of this, whether that's
9 you convincing us.

10 MR. VANDENBURGH: Well, I guess my
11 question would be to say this: If you
12 provide me with a particular chapter
13 and verse, I'm happy to look at that.
14 And I'm happy to be convinced if I have
15 to be that an organization with a
16 \$53,000 budget is going to have to
17 incur that sizable expense. I find it
18 difficult to believe that that is, in
19 fact, the case. But if anyone can
20 provide me with a specific reference to
21 the code, chapter, verse, then I will
22 wholeheartedly engage in that
23 discussion.

24 DEPUTY MAYOR BRENNAN: You did a
25 little research on what it might cost

1 you. What are those figures?

2 MR. VANDENBURGH: Depending on the
3 level of audit that you -- you know,
4 that we're talking about here, it could
5 be anywhere from a couple of thousand
6 dollars to over ten thousand dollars.

7 TRUSTEE ROBINS: It would be a
8 significant part of your budget.

9 MR. VANDENBURGH: It would be up
10 to a fifth of our entire budget.

11 DEPUTY MAYOR BRENNAN: I will
12 follow back with you on behalf of the
13 Board on the auditing thing.

14 MR. VANDENBURGH: Great,
15 appreciate it.

16 MAYOR STUESSI: Mary Bess?

17 TRUSTEE PHILLIPS: Two things,
18 Rich, because, you know, we just got
19 through Halloween, which was very
20 successful I think. It keeps getting
21 bigger every year.

22 MR. VANDENBURGH: Thank you for
23 that.

24 TRUSTEE PHILLIPS: You're welcome.
25 You know how hard I've been working on

1 that from the beginning.

2 What are the plans -- and I didn't
3 really see this in the survey, and I
4 don't think it is, I think it's more of
5 a board issue. You know, you've
6 concentrated over the years on making
7 us a destination in summer time. Is
8 the Board starting to think of events
9 or ideas that the Village also could
10 work with on, you know, those months
11 known as January, February, and March?
12 I know the ice rink is a topic, and you
13 and I have talked about that. I think
14 that's something that we do need
15 jointly as a Board, two Boards need to
16 work on. But I'm just wondering if
17 there's some idea of smaller events
18 that will start to make a buzz during
19 the winter time. I know a lot of
20 restaurants close, but they might stay
21 open if there was something going on.
22 Like, Valentine's Day is coming up.
23 The Washington's Day birthday parade is
24 the same weekend as Valentine's Day.
25 So I'm hoping there will be a

1 communication between the two, fire
2 department and us and the BID, maybe
3 something could come out of that. I
4 think it would be a great idea.

5 MR. VANDENBURGH: Yeah, I agree.
6 I think not only is that a great idea,
7 it's also, you know, the kind of
8 leadership that Kara Hoblin has
9 exhibited for the holiday stroll. I've
10 started having discussions with all of
11 the lodging owners in the Village, you
12 know, seeing what we could do to
13 potentially offer another period in the
14 winter time where they would guarantee
15 a \$100/night room rate to maybe combine
16 that with available restaurants that
17 are open and music. There was that
18 Jazz on the Vine kind of example that
19 happened before. Because I do think it
20 has to be experiential where we can
21 hope to get people into the Village
22 from outside the Village and say, of
23 course, I can afford to stay in a hotel
24 that night there. So we are looking at
25 what we can do. Again, the bandwidth

1 that we have as a Board of nine is
2 tough. But, you know, certainly also
3 engaging with other organizations like
4 the Civic Association and others to
5 help cross-promote or cross-think tank
6 stuff like that would be very
7 productive, I think. So we're going to
8 keep working on it.

9 TRUSTEE PHILLIPS: Any help, just
10 let me know.

11 MR. VANDENBURGH: Appreciate that.

12 MAYOR STUESSI: Lily?

13 TRUSTEE DOUGHERTY-JOHNSON: I
14 don't have any questions. I was going
15 to ask about the members, but you
16 already told to us that you have some
17 ideas, so I'm looking forward to seeing
18 that.

19 MR. VANDENBURGH: Anxious to see
20 what the results are, and I'll be able
21 to report where that's trending by next
22 month's meeting.

23 TRUSTEE DOUGHERTY-JOHNSON: Right,
24 I'm sorry, I meant, like, Board
25 Members. I know we owe you some

1 appointments, and that's been hard. I
2 think we have all tried, and we haven't
3 come up with people.

4 MR. VANDENBURGH: I think I have
5 -- I mean, I think right now I've got
6 four, you know, people that are willing
7 to step forward, so you'll have a
8 choice.

9 MAYOR STUESSI: That would be
10 great when you send over that list so
11 the Board could talk to a few of these
12 folks.

13 I just wanted to thank you because
14 since you rejoined the BID Board and
15 stepped into the interim role as
16 President when Nancy stepped down, it's
17 been great that we've been able to
18 spend a good amount of time talking on
19 a number of issues that effect the
20 Village and the Downtown Business
21 District jointly, and there's a lot we
22 can do together as you recognize. You
23 know, this other Greenport business
24 organization and some of the leadership
25 that Ian and Sarah and Kara and Kim are

1 exhibiting with that, working together
2 with the BID has really been wonderful
3 with those other events that are
4 happening with the Shellebration place
5 holder as well as the holiday stroll,
6 and I know they're working on some fire
7 and ice event that Brian was telling me
8 about that the BID wants to support as
9 well for February to the point of
10 activating the offseason.

11 I know I had shared, I
12 participated with Discover Long Island
13 in their initiative to launch, you
14 know, more effort towards the winter
15 months too, and I know there's some
16 support there we can leverage. I look
17 forward to setting up a time with you
18 to meet with them here coming up.

19 And then you have further
20 opportunities Downtown. Like we talked
21 as well about our efforts to try and get
22 some additional police coverage for
23 public safety Downtown, the letter we
24 had sent to the Town, and we're hoping
25 that the BID will send something as

1 well to support that. It's important.
2 And there's a number of things like
3 that.

4 I think, you know, the real big
5 opportunity, which we'll be talking
6 about more in our December meeting,
7 I'll reach out to you separately. I'm
8 actually going to talk to the Board
9 about potentially moving our work
10 session to daytime in December because
11 we've got a lot of different things to
12 talk about, including some Planning
13 Board issues that came up in a recent
14 meeting you spoke at too, and it made
15 for a better work session for all of
16 us. And we're going to be having our
17 co-Chairs of the Greenport Mitchell
18 Park Anniversary Committee together
19 with America's 250th speaking in
20 addition on some initiatives for
21 fundraising for the ice rink, and we've
22 got some really good momentum with
23 that, and I'm hopeful that there will
24 be an exciting public announcement here
25 coming up too as part of that. I know

1 that's on your survey, and I've
2 certainly heard from a lot of business
3 folks that like to do what they can to
4 support it. And Ryan, your new Vice
5 President, said he wants to really work
6 with that committee. We're fortunate,
7 we've got the Friends of Mitchell Park
8 who are going to support accepting
9 donations that will be tax deductible
10 for folks. As Patrick said, we've got
11 a lot of folks in the community who are
12 really generous.

13 MR. VANDENBURGH: The Board has
14 talked about other ideas on fundraising
15 as well, not only, you know, in
16 conjunction with the ice rink as well
17 as talking about, you know, what we
18 could offer as far as ideas for that
19 America 250 celebration. So we're all
20 on the same thought process.

21 MAYOR STUESSI: No, it's great to
22 have Ryan who has really stepped up
23 both on your Board and working with our
24 committee to advance.

25 MR. VANDENBURGH: I can't vote him

1 up too much because --

2 MAYOR STUESSI: He's young.

3 MR. VANDENBURGH: He's young.

4 He's also very smart and very in tune
5 with where he is in his life. He's a
6 real asset and I'm really glad to be
7 able to work with him.

8 MAYOR STUESSI: And the only other
9 thing I wanted to ask about, I also saw
10 the survey that Mary Bess referenced,
11 somebody had forwarded to me, and the
12 one thing that I noticed that wasn't on
13 there, which I know we talked to the
14 BID about and I know Patrick has really
15 been an advocate for considering a
16 potential partnership is the visitor
17 dock. And you know, that needs funding
18 if we're going to have one for next
19 summer, and the primary beneficiary, of
20 course, is the local businesses. We've
21 heard, you know, from some local
22 residents that they don't feel like
23 they should be supporting a free dock,
24 and so I would just ask that you guys
25 really give some consideration to that.

1 MR. VANDENBURGH: When we spent
2 some time the other week as a Board
3 going through kind of a think tank
4 session where we really just brain
5 dumped every issue that we could
6 possibly think of, visitor dock was
7 one. In order to kind of have
8 intelligible results in terms of any
9 survey, we figured the best thing to do
10 would be to start with the five top
11 priorities that we all secretly
12 balloted to put out there. If we find
13 the data results come back where
14 there's a particular initiative that
15 receives no support, then we figured
16 we'll go to the next one. And the
17 visitor dock is not far down. As they
18 say, starting with this, we've been
19 able to align with two professional
20 grant writers who are willing to serve
21 on this ad hoc grant writing committee
22 for the BID specifically. You know,
23 they speak in terms of very encouraging
24 forecasting that we definitely can do
25 something to help with that initiative.

1 We tried to allocate numbers to all of
2 our initiatives that we put on the
3 chalk board so to speak, and you know,
4 we recognize that that, in addition to
5 the old jail, in addition to other
6 things are important components of our
7 district, and if only we had a million
8 dollars, you know, but we don't. So
9 we'll continue to focus on those
10 things, and in order of priority that
11 we put out there, and that we get
12 engagement and response on, we're open
13 to whatever partnership that makes
14 sense.

15 DEPUTY MAYOR BRENNAN: So you're
16 considering capital projects for the
17 upcoming year?

18 MR. VANDENBURGH: Yes, we are.
19 And that certainly, you know, again,
20 referring to Article 19-A, there's a
21 certain process that would have to
22 certainly employ in terms of a required
23 amendment or update of the plan with
24 Village Board participation in that
25 process. If we get to a point where,

1 you know, and my thinking is we kind of
2 get that data survey, we understand
3 where the priorities lie with our
4 membership, we come to the Village
5 Board and say, this is what we're
6 hearing, how do we work together to
7 achieve this goal? What are the
8 numbers associated with doing that?
9 And then we know, you know, how high
10 the mountain is we have to climb, and
11 then employ our grant writers to help
12 us find dollar for dollar whatever
13 funding towards that goal. But, you
14 know, it's tricky if you go a stat or
15 none approach to all initiatives
16 because they can get no real
17 intelligible results from the sampling.
18 So we're trying to approach it in a
19 logical fashion.

20 DEPUTY MAYOR BRENNAN: I'd just
21 like to clarify something because we
22 touched on the visitor's dock. What
23 I've been proposing, or what I'm honing
24 is what I'd like to call a short stay
25 dock. We have lots of visitors to

1 Greenport, we have lots of docks. So
2 it's not that we don't have a place for
3 visitors. We have an entire marina.
4 What I'm proposing is that we have a
5 short stay dock in Mitchell Park, in
6 the center maybe near the notch or the
7 Camera Obscura, and then it has two
8 components to it: One is a floating
9 dock, which would be a no cost, no fee
10 drop off. So no tie. You can't stay
11 there, but you can drop off someone who
12 is going to going to get on the bus,
13 you can drop off children who are going
14 to go buy ice cream. And then another
15 component of the dock would be a short
16 stay tie up area, which would be
17 offered at a lower cost than the daily
18 slip rate in the marina. So it's not
19 intended to be free, if you're staying,
20 but it's intended to provide a lower
21 cost option for short stay visits. And
22 it's important to me that we do that so
23 that we have some income stream to help
24 maintain the dock. So if the BID is
25 going to be partnering, I'm interested

1 in doing this, I want them to know that
2 it's intended that this is not a
3 one-time you pay for this and then it's
4 neglected. I'm trying to create a
5 scenario whereby we can afford to
6 maintain it.

7 MR. VANDENBURGH: I also think as
8 you approach the other items on your
9 agenda, you know, the lodging tax, the
10 village hotel tax, I think that is a
11 tool that could be employed to allocate
12 because I think there was a comment
13 made once by Mary Bess, if we are going
14 to activate this lodging tax, we should
15 make sure we're clear in terms of where
16 that money is going to go, how we're
17 going to use that money. I think there
18 is a -- you know, as you construct that
19 process in terms of what it is that you
20 present to the legislature to validate
21 and corroborate why you want to do
22 this, you should line item things like
23 the Village dock and the marina. And I
24 think you could charge an assessment
25 type of charge on top of the slip fees

1 that goes specifically towards that
2 dock restoration. You know, the best
3 scenario, in my opinion, is we have
4 residents, we don't want to tax them,
5 but we have lots of people coming to
6 visit and willing to pay almost any
7 price to do so. So they could be the
8 vehicle by which we raise those funds
9 to actually make those improvements and
10 maintain that.

11 TRUSTEE PHILLIPS: That's --

12 DEPUTY MAYOR BRENNAN: Makes
13 sense.

14 TRUSTEE PHILLIPS: You and I and
15 Ryan have had a discussion about the
16 parking meters, that we need to
17 probably do a PR or do public education
18 that the money that comes in on those
19 meters that we probably should be --
20 and this is not -- I've just been
21 thinking about it -- should designate
22 some of it in the designated fund for
23 road repair so that people understand
24 where the money is going. I think
25 that's the biggest communication that

1 could come from the business owners to
2 be honest with you.

3 MR. VANDENBURGH: Sure, yeah.

4 TRUSTEE PHILLIPS: We did the
5 pilot. It wasn't a long pilot, but
6 people would be surprised at the money
7 that came from it and the expenses that
8 go out. I think you're right,
9 communication on certain things so that
10 it doesn't fall on the Village
11 residents all the time. We need to
12 look at everything to see if it's got
13 some little bit of revenue somewhere.

14 MR. VANDENBURGH: Understood. I
15 think another big component of that is
16 I've heard it said by, I'm not sure
17 who, but implementing things, like, you
18 know, parking meters and other
19 restrictions or whatever, it's got to
20 be effectively enforced because if it's
21 not, it's really -- that's where you
22 lose a lot of the community support for
23 what it's perhaps contemplating to do.
24 We've got to be able to enforce and
25 collect.

1 MAYOR STUESSI: Yeah, as you saw
2 in our letter to the Town about
3 additional policing needs, that was one
4 of the things in there, which could
5 help the Town as well.

6 I think relative to the lodging
7 tax, you're absolutely right, there's a
8 lot we can look at doing with that, but
9 it won't solve for our immediate needs
10 of potentially doing this short term
11 dock that Patrick spoke about next
12 summer, just timing wise. This has to
13 make it through the legislature and
14 implementation, and we would be looking
15 at something further on next year. If
16 we are going to have this, and I want
17 to make sure we have this on our
18 December agenda when we do this longer
19 meeting, we're going to need to look at
20 funding it somehow in order to have it
21 ready for next summer.

22 MR. VANDENBURGH: From the BID
23 Board's point of view, the more detail,
24 the better to help us understand
25 exactly what those costs, as I say,

1 what that mountain -- how high that
2 mountain is we have to climb.

3 Anything else?

4 DEPUTY MAYOR BRENNAN: Yeah, so
5 Counsel has just provided me with a
6 specific article on the auditing
7 requirements, but I want to follow back
8 with you because I feel like we had a
9 such a constructive conversation here,
10 I don't want to get into the weeds on
11 this right now.

12 MR. VANDENBURGH: Hundred percent.

13 DEPUTY MAYOR BRENNAN: Fair
14 enough?

15 MAYOR STUESSI: Yeah.

16 MR. VANDENBURGH: Very good.

17 MAYOR STUESSI: Thank you, again.

18 MR. VANDENBURGH: I'm going to sit
19 for the clerk's report because I have
20 some interest in that as well.

21 MAYOR STUESSI: You have some
22 interest in what?

23 MR. VANDENBURGH: In the Village
24 Clerk's report.

25 MAYOR STUESSI: Village Clerk

1 Candace Hall.

2 VILLAGE CLERK HALL: That's me.
3 Ready?

4 MAYOR STUESSI: Yes.

5 VILLAGE CLERK HALL: Okay. All
6 right. So I have some announcements
7 and updates for everyone. The November
8 regular session was actually moved to
9 Thursday, December 4th. It was
10 originally scheduled for Tuesday of
11 next week, and it's going to be moved
12 to Thursday, December 4th. If it
13 hasn't been updated on the website just
14 yet, it will be first thing tomorrow.

15 Next up. Village Hall will be
16 closed on the following days in
17 November: So next Thursday and Friday,
18 so November 27th and 28th for
19 Thanksgiving.

20 The annual Village Festival of
21 Lights and Tree Lighting will be held
22 on Saturday, December 6th at 5:00 p.m.
23 The rain date is the following day,
24 Sunday, December 7th at the same time.

25 The annual Menorah Lighting will

1 be held in Mitchell Park on Sunday,
2 December 14th at 5:00 p.m.

3 Village Hall will be closed for
4 the following dates in December:
5 Thursday, December 25th and Thursday --
6 actually, sorry, I just realized how I
7 wrote that is incorrect. The next day
8 is January, 2026. So December 25th,
9 2025 and Thursday, January 1st, 2026.
10 Wow.

11 Village Hall will close at noon on
12 the following days: Wednesday,
13 December 24th and Wednesday, December
14 31st.

15 Exciting update, up next, for our
16 village website. So Trustee Lily and I
17 have been working for months. We've
18 been providing updates to the Village
19 Board and to the community, and we are
20 finally at a place where we have a
21 draft of what the home screen will look
22 like, which is attached in the agenda
23 tonight. I did want to just touch on a
24 few key things, and then I'm sure
25 Trustee Lily may have some things to

1 share as well from her perspective.

2 So there are a few pretty big
3 changes. The first of which is really
4 that the sides of our Village website
5 now are all going to be condensed into
6 a drop-down menu at the top of the home
7 page. That will carry over into each
8 of the pages. So it's just some
9 reorganization going on here. This is
10 a draft. Upcoming events, the calendar
11 looks a little different here. There
12 will be a standard calendar page.
13 There's going to be a how can I
14 section, so hopefully that will help
15 people familiarize themselves with how
16 things are organized on the new site.

17 Let's see, I think that's really
18 it. I feel like the biggest change
19 here is the menu that is currently down
20 both sides of the website.

21 TRUSTEE DOUGHERTY-JOHNSON: I just
22 want to say that it is very much still
23 a draft. Like, the top drop-down menus
24 are really in flux. They're not going
25 to be what is there. Like, I don't

1 think the Housing Department will have
2 to be its own drop-down, that was just
3 communication with the team making it.
4 And, like, the Village Code is not
5 going to be a drop-down, it will
6 probably be a link.

7 VILLAGE CLERK HALL: It will be a
8 link.

9 TRUSTEE DOUGHERTY-JOHNSON: So
10 just bear in mind, it's a draft. It
11 also looks much better on the screen
12 than it does on paper. And yeah,
13 that's all I have to say. Just that
14 it's very much a draft, but it will be
15 finished pretty soon. And everything
16 that's on the website now will still be
17 there. It will be different, but we
18 tried to make it not too different and
19 to make it, you know, logical so
20 hopefully people can still find what
21 they need. It will still take a little
22 getting used to, I'm sure for us
23 because we use the website a lot.

24 VILLAGE CLERK HALL: Another thing
25 to point out is we are considering just

1 speaking with the staff that uses the
2 website. We've shared it with the
3 Board and asked for their feedback as
4 well. But there are actual analytics
5 that our current website has, so we are
6 looking at where people are actually
7 clicking the most on our website and
8 just balancing all of those things. So
9 with actual data and balancing, you
10 know, how we all use it. The website
11 is very much a resource for community,
12 our Board, for everyone. So we want
13 to -- no intention of losing data.

14 Something else to keep in mind
15 with this update, as I've been keeping
16 the community aware and the Board, we
17 are undergoing a change in software for
18 our meeting management, so that is
19 going to be another change. Hopefully
20 these changes will sync up with
21 timeframe. They may not. They may be
22 a little off from that, from the
23 timeframe. We're hoping January 2026
24 to launch. There is a law that has
25 passed, as everyone has also been made

1 aware, our web site has to now be .gov.
2 So there's a lot of changes going on,
3 but we're going our best to keep the
4 community and everyone up to speed with
5 these updates. There will be
6 redirecting. And we're always happy to
7 help in the office, just like we
8 currently are. People call us for
9 directions on the website right now.

10 Finally, on this same thread, the
11 Village website, we are going to be
12 launching a photography contest for our
13 community, for Village residents to
14 submit photography to be used for our
15 Village website. These photos will be
16 our own stock images for the Village
17 website so that we have these photos on
18 hand. The picture that's used here is
19 a stock image from our IT company, but
20 I would really like to have our own
21 batch of stock images that we can use
22 across our website for various
23 materials that -- maybe even different
24 Boards under the Village umbrella are
25 able to use. So I think that's going

1 to be a really cool way to engage the
2 community and generate these stock
3 images that are just our very own.

4 My next update here, I'm just
5 going to speak about it high level
6 because this is a very -- I think --
7 not I think, this situation is ongoing.
8 So regarding the Village election, so
9 the next Village election is not until
10 2027. The reason that I'm bringing it
11 up is because the Suffolk County Board
12 of Elections has made an announcement
13 and notified villages that they will no
14 longer be offering some really
15 important election services. The
16 biggest of which is the voting
17 machines. I am working through quotes,
18 which are -- they're a big undertaking
19 for the Village, they will be a big
20 undertaking if that happens. There's
21 current litigation going on with this
22 matter. There is -- I don't know how
23 much I should speak on that.

24 MAYOR STUESSI: It's public. The
25 Suffolk County Village Officials

1 Association has stated publicly and is
2 going to court over it that they don't
3 believe that the villages should be
4 responsible for maintaining machines.

5 VILLAGE CLERK HALL: Right. Which
6 there are -- we could go down a rabbit
7 hole of concerns about why we -- I
8 personally, at this point, I don't
9 think it's a good idea for the Village
10 to house our own voting machines.
11 Renting them is a possibility, but it
12 would seem that the companies that are
13 available, which were suggested by the
14 Suffolk County -- I wouldn't say
15 suggested, they were included in the
16 letter that was sent out from the
17 Suffolk County Board of Elections as
18 trusted companies that offer election
19 services. So I've reached out to these
20 companies, and they're looking to sell
21 these machines, not really rent them
22 seems to be the first option.

23 So this is evolving. I will share
24 the quotes with the Board. I
25 apologize, I have not done that just

1 yet. I'll share the quotes with the
2 Board, just so that you are aware of
3 what that number looks like, in
4 addition to the treasurer. But my
5 personal hope in this moment is that we
6 do not have to acquire election
7 machines and store them, maintenance
8 them, make sure that they're safe in a
9 locked location, so on and so forth.
10 So evolving situation.

11 Next up, I have resolutions here.
12 I'm sorry, does anybody have any
13 questions about --

14 DEPUTY MAYOR BRENNAN: Is there --
15 is part of the Board of Education
16 issue -- the Elections issue is that if
17 the Village can't conduct its own
18 election on its own schedule, is it a
19 chance that we would have to move to a
20 general election date?

21 VILLAGE CLERK HALL: I think my
22 understanding is they're unrelated.
23 The Village can -- that is a
24 possibility that's on the table is that
25 the Board can decide to give over

1 Village elections to the Suffolk County
2 Board of Elections so that they conduct
3 our elections as opposed to us. I
4 don't know that they are related, but
5 they I think they both are true.

6 DEPUTY MAYOR BRENNAN: I'm
7 concerned this may be a case of be
8 careful what you wish for. Because if
9 we don't take responsibility for
10 running our own election, and we turn
11 it over to the County, and then they
12 want to move it to the general election
13 date for economy, I don't think that
14 would be in the Village's best
15 interest. So I would be reluctant to
16 make that change. I think that
17 potentially brings national politics
18 into our Village election, which I
19 don't think is --

20 TRUSTEE PHILLIPS: I agree with
21 you.

22 VILLAGE CLERK HALL: I agree with
23 you. On a personal level, I totally
24 agree with you. How do I respond to
25 that? So I don't believe that --

1 there's layers to it. So the Village
2 can take on the -- when I say the
3 responsibility, I mean, the actual
4 voting machines that the ballots go
5 into. Suffolk County Board of
6 Elections, they provide that for the
7 Village. They also provide lists of
8 our voters. These lists are not what
9 they really should be, but this is how
10 the process works. So the list that
11 we're provided with, they don't have
12 signatures, which is how you verify a
13 voter when you go to vote, right? You
14 don't ask person for their license
15 unless there's a reason to do so or
16 suspicion for the election inspector.

17 With that said, they're pulling
18 back what they provide to us. So they
19 will still continue to provide the
20 list, which is huge for our elections
21 and conducting them. So I don't think
22 -- not -- I think there's layers to it.
23 So there's the option to purchase
24 and/or rent these machines that we need
25 to conduct the election that we're

1 currently accustomed to in the Village
2 of Greenport, I should say. Because
3 there are villages that do it in a very
4 old antiquated way, they're
5 hand-counting ballots, which we had to
6 hand-count some of our ballots in just
7 this past election. So these things
8 are not uncommon. I think there's a
9 layer of cost of what that imposes on
10 the Village, and then at that point, I
11 would say the decision is at that point
12 you would decide if it makes sense for
13 various reasons if the Village Board to
14 pass over a responsibility to the
15 Suffolk County Board of Elections.

16 TRUSTEE DOUGHERTY-JOHNSON: To
17 clarify, we were renting the voting
18 machines, correct?

19 VILLAGE CLERK HALL: Correct.

20 TRUSTEE DOUGHERTY-JOHNSON: So we
21 were paying?

22 VILLAGE CLERK HALL: Yes, there
23 was a cost for that.

24 TRUSTEE DOUGHERTY-JOHNSON: But it
25 just may be that we would be paying

1 more.

2 VILLAGE CLERK HALL: Substantially
3 more.

4 MAYOR STUESSI: Well, the distinct
5 difference being in the current
6 situation, the Board of Elections
7 manages and maintains the machines,
8 drops them off, secures them, et
9 cetera.

10 What was contemplated, which I
11 think at this point is unlikely, just
12 based upon the whole Suffolk County
13 Village Official Association pushing
14 back, would be that the Village would
15 have to own and maintain a machine or
16 source it some other way.

17 VILLAGE CLERK HALL: Right,
18 exactly.

19 MAYOR STUESSI: Which, honestly,
20 has a whole bunch of complications.

21 TRUSTEE PHILLIPS: Well, I think
22 at this point, we really don't have all
23 the information, and I think we
24 probably should in the next couple of
25 months, Candace, get the information

1 for us, the quotes, and update us on
2 the legalities that are going on.

3 VILLAGE CLERK HALL: Sure.

4 TRUSTEE PHILLIPS: So that we can
5 maybe discuss it each month so that we
6 could be kept up to date on it.

7 VILLAGE CLERK HALL: Okay.

8 MAYOR STUESSI: Counsel was
9 watching it as well.

10 VILLAGE CLERK HALL: And I've been
11 in touch with NYCOM. Unfortunately
12 there was just a webinar for Village
13 elections, and I tried to ask that
14 question, and I was told it was a
15 loaded question that would kind of
16 derail the agenda that was, you know,
17 proposed for months. So I am supposed
18 to actually speak with Rebecca Ruscito
19 tomorrow from NYCOM, and she's been an
20 incredible resource, and just always
21 available. So I will have more
22 information even by regular session
23 that I can share with you. I have at
24 least two quotes now that I plan to
25 share with you as well. I can make

1 sure I get those to you before regular
2 session so we can at least --

3 TRUSTEE PHILLIPS: We're not to
4 the point of having to make a decision.
5 We need to get the information first.
6 Just keep working on it. I think that
7 would be the best thing.

8 VILLAGE CLERK HALL: For sure, for
9 sure.

10 Okay. So next up are resolutions.
11 So there are four resolutions from my
12 report that are -- that have been added
13 to tonight's agenda for the Board to
14 vote on. These are annual bids that we
15 go out for the same time every year.
16 So the first one is for the delivery of
17 diesel fuel. The next one is for --

18 TRUSTEE PHILLIPS: Ten yard dump
19 truck.

20 VILLAGE CLERK HALL: Ten yard dump
21 truck, the number 2 heating oil, and
22 then contractor services is the final
23 of the four annual bids.

24 The reason we added these is, I
25 think the mayor pointed out, it's just

1 the timeframe for leaving the bid open,
2 getting legal notices in with the
3 holiday next week, so I appreciate the
4 board adding these tonight.

5 The final resolution is
6 authorizing the hire of Anna Gambone
7 who will be working as an intern for
8 the Village of Greenport at a pay rate
9 of \$18 an hour with a maximum of 22
10 hours.

11 MAYOR STUESSI: Total hours, not
12 per week.

13 VILLAGE CLERK HALL: Correct.
14 I'll make sure --

15 MAYOR STUESSI: It's a short term
16 hire.

17 VILLAGE CLERK HALL: Correct. So
18 a maximum of 22 total hours at \$18 an
19 hour. I'll make sure that's clear.
20 Let me just note that.

21 Next up is --

22 TRUSTEE PHILLIPS: Candace, before
23 you -- you need these resolutions
24 passed tonight?

25 VILLAGE CLERK HALL: The four for

1 the bids, yes.

2 TRUSTEE PHILLIPS: Can we do that
3 now?

4 VILLAGE CLERK HALL: They're on
5 the cover page. I've added them there.
6 So there's five total resolutions for
7 tonight, possibly a sixth with the
8 abstract.

9 TRUSTEE PHILLIPS: What I'm asking
10 the Mayor is do you want to do these --
11 while we have it in front of us -- do
12 the four of them right now?

13 MAYOR STUESSI: Yeah, we can do
14 that.

15 Julia, you want to start, read
16 Resolution Number 1? Or Lily, if
17 she's --

18 TRUSTEE DOUGHERTY-JOHNSON:
19 Resolution 11-2025-1, Resolution -- do
20 you want me to start with one,
21 scheduling 6:00 p.m., or do you want to
22 just do the bids?

23 Resolution 11-2025-2, Resolution
24 authorizing the annual solicitation of
25 bids for the delivery of diesel fuel to

1 various locations throughout the
2 Village of Greenport, and directing
3 Clerk Hall to notice the solicitation
4 of bids accordingly. So moved.

5 TRUSTEE ROBINS: Second.

6 MAYOR STUESSI: All in favor?

7 (Aye said in unison.)

8 TRUSTEE ROBINS: Resolution
9 2025-3, Resolution authorizing the
10 annual solicitation of quotes for a ten
11 yard dump truck and driver to assist
12 the Village with the removal and the
13 disposal of snow as needed, and
14 directing Clerk Hall to notice the
15 solicitation of bids accordingly. So
16 moved.

17 DEPUTY MAYOR BRENNAN: That's not
18 correct. That's -- you're reading from
19 the clerk's report of the --

20 TRUSTEE PHILLIPS: It's on the
21 back of the --

22 DEPUTY MAYOR BRENNAN: I'm going
23 to give you this. This is what you --
24 this is Resolution Number 3.

25 Can you strike that?

1 VILLAGE CLERK HALL: Correct.

2 Number 3.

3 TRUSTEE ROBINS: Resolution
4 authorizing the annual solicitation of
5 bids for the delivery of number 2 of
6 heating oil to various locations
7 throughout the Village of Greenport,
8 and directing Clerk Hall to notice the
9 solicitation of bids accordingly. So
10 moved.

11 DEPUTY MAYOR BRENNAN: Second.

12 MAYOR STUESSI: All in favor?

13 (Aye said in unison.)

14 DEPUTY MAYOR BRENNAN: Just for
15 the record, that's Resolution
16 11-2025-3.

17 Resolution 11-2025-4, Resolution
18 authorizing the annual solicitation of
19 quotes for a ten yard dump truck and
20 driver to assist the Village with the
21 removal and disposal of snow as needed,
22 and directing Clerk Hall to notice the
23 request for quotations accordingly. So
24 moved.

25 TRUSTEE PHILLIPS: Second.

1 MAYOR STUESSI: All in favor?

2 (Aye said in unison.)

3 TRUSTEE PHILLIPS: Resolution
4 11-2025-5, Resolution authorizing the
5 annual solicitation of quotes for a
6 requirement contractor with a unit
7 price scheduled for hourly, half day,
8 and daily rates for one, one worker
9 with a backhoe, two workers, and two
10 workers with a backhoe, including
11 regular time and overtime, and
12 directing Clerk Hall to notice the
13 request for quotations accordingly. So
14 moved.

15 TRUSTEE DOUGHERTY-JOHNSON:
16 Second.

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

19 VILLAGE CLERK HALL: Okay. Next
20 up are public assembly applications.

21 MAYOR STUESSI: Go ahead.

22 VILLAGE CLERK HALL: The first
23 public assembly application that was
24 received is from Rich Vandenburg on
25 behalf of Greenport Harbor Brewery to

1 host a Shellebration kickoff event on
2 Friday, December 5th between the hours
3 of 5:00 and 9:00 p.m. This resolution
4 is to request a road closure for one
5 hour before and one hour after the
6 event on Carpenter Street between Bay
7 Avenue and the corner of East Front
8 Street. The event will include music
9 and local oyster farmers.

10 The next public assembly
11 application has been received from Kara
12 Hoblin and the Greenport BID to host an
13 outdoor holiday stroll on Saturday,
14 December 19th between the hours and
15 5:00 and 8:00 p.m. This event will
16 include a road closure on Front Street
17 between Third and First Street from
18 4:00 to 9:00 p.m. will be the road
19 closure.

20 This is quite a large event, so
21 this resolution is definitely not
22 encompassing all that is planned for
23 this event, but I just wanted to note
24 that there are various businesses,
25 organizations, the fire department,

1 Southold Police Department, of course,
2 the Village of Greenport all
3 collaborating to make this a really
4 beautiful night for the community.

5 The next public assembly
6 application was received from our
7 Greenport Fire Department for the
8 annual Washington's Birthday
9 Celebration and Parade on Saturday,
10 February 14th. The parade will kickoff
11 at 1:00 p.m. at the intersection of
12 Main Street and Knapp Place.

13 The next public assembly
14 application is for Summer 2024 (sic).
15 This is from Nicki Gohorel on behalf of
16 Clinton Memorial AME Zion Church and
17 Coming to the Table to host their
18 annual -- their third annual Juneteenth
19 Celebration and Parade on Saturday,
20 June 20, 2026 from 10:00 a.m. to 6:00
21 p.m. The celebration will include a
22 road closure for the parade. The route
23 has been outlined in their application
24 with the celebration to continue in
25 Mitchell Park.

1 The final public assembly
2 application for Summer 2026 and
3 actually into fall is received from
4 Paul Livsey on behalf of the Greenport
5 Farmer's Market to host a farmer's
6 market in Mitchell Park on Saturdays
7 between 9:00 a.m. and 1:00 p.m. This
8 will be every Saturday between 9:00 and
9 1:00 between May 23rd and October 10th,
10 2026.

11 And that concludes my report.
12 Does anybody have any questions for me?

13 MR. VANDENBURGH: Can I speak to
14 the first one? There's an error.

15 VILLAGE CLERK HALL: I'm sorry.

16 MR. VANDENBURGH: May I speak to
17 that briefly?

18 MAYOR STUESSI: Please.

19 MR. VANDENBURGH: Thank you. Rich
20 Vandenburgh, Greenport Harbor Brewing
21 Company. It's just the closure we were
22 looking for was from Bay Avenue to
23 Stide Systems, not all the way down to
24 the end of the road.

25 VILLAGE CLERK HALL: It's called

1 Stide?

2 MR. VANDENBURGH: Stide,
3 S-T-I-D-E, Systems. There's a driveway
4 access point there. It's behind the
5 old Capital One Bank.

6 TRUSTEE ROBINS: Not the entrance
7 to the --

8 MR. VANDENBURGH: Not all the way
9 down to East Front Street. That might
10 have been from our previous
11 application.

12 VILLAGE CLERK HALL: I think it
13 actually was me. I was looking at a
14 map, and I wasn't really sure where
15 that address was. I couldn't find the
16 address for this business. So I will
17 correct it.

18 MAYOR STUESSI: We could utilize
19 the new Little Creek Oysters over
20 there.

21 MR. VANDENBURGH: I hadn't planned
22 for any of that as far as, like,
23 because I know they're doing something
24 in their Raise Shell location, so I
25 didn't want to conflict with whatever

1 they're planning.

2 MAYOR STUESSI: Why don't we just
3 mark it on a map and attach that.

4 TRUSTEE PHILLIPS: So let me just
5 get it clear in my own mind. You want
6 to go to the old Cooper's entrance?

7 MR. VANDENBURGH: Yeah, right by
8 the old jail.

9 TRUSTEE PHILLIPS: Right by the
10 old jail. Right. So you want to
11 encompass the Cooper driveway there?

12 MR. VANDENBURGH: No, we don't
13 want to obstruct anybody wanting to get
14 down there.

15 MAYOR STUESSI: We'll say the
16 southern side of the jail.

17 MR. VANDENBURGH: Yes.

18 TRUSTEE DOUGHERTY-JOHNSON: While
19 you're up there, Rich, have you talked
20 to Ian and Rosalie?

21 MR. VANDENBURGH: Not about Friday
22 night. We've been sharing information
23 with them relative to orchestrating
24 because they're doing something too, I
25 think, Friday night.

1 TRUSTEE PHILLIPS: They're doing
2 something because it's a year for them,
3 it's a year celebration for them being
4 in the new site.

5 But my one question was, you're
6 using the word Shellebration here; is
7 that --

8 MR. VANDENBURGH: That could be
9 amended to Raise Shell.

10 TRUSTEE PHILLIPS: You want to
11 adjust that to that?

12 MR. VANDENBURGH: Yes. Thank you.

13 MAYOR STUESSI: I know Ian and
14 Rosalie have not requested any street
15 closures in front of their place.

16 TRUSTEE PHILLIPS: It's all
17 inside.

18 MAYOR STUESSI: Inside and then
19 the space that's on Main Street.

20 I did get a request from a couple
21 of oyster farmers who might want to
22 activate this part of Mitchell Park and
23 the holiday celebration together with
24 the construction of our big working
25 waterfront tree that many of the oyster

1 farmers did last year over in Mitchell
2 Park. More details to come. I'll
3 circulate the moment I hear something
4 further.

5 TRUSTEE PHILLIPS: Yeah, it was
6 discussed this afternoon.

7 DEPUTY MAYOR BRENNAN: Do we need
8 to act on the Raise Shell permit right
9 now?

10 VILLAGE CLERK HALL: No.

11 TRUSTEE ROBINS: At the next
12 regular meeting.

13 DEPUTY MAYOR BRENNAN: This is
14 December 5th. The meeting is December
15 4th.

16 MAYOR STUESSI: Oh, that's a good
17 point.

18 VILLAGE CLERK HALL: So there's
19 seven resolutions. So that will be
20 number 7, if you want to craft a
21 resolution to vote on tonight.

22 TRUSTEE PHILLIPS: I just want to
23 make sure while Rich is here, okay,
24 public assembly application received
25 from on behalf of the Brewery to host a

1 Raise Shell celebration, Raise Shell
2 kickoff?

3 MR. VANDENBURGH: Raise Shell
4 kickoff.

5 TRUSTEE PHILLIPS: On Friday,
6 December 5th, including a road closure
7 an hour before the event from Carpenter
8 -- from Bay Avenue.

9 MAYOR STUESSI: To the southern
10 side of the jail.

11 TRUSTEE PHILLIPS: Do you need
12 Carpenter -- Carpenter Street -- the
13 event Carpenter Street between Bay
14 Avenue and the south side of the jail,
15 right.

16 MAYOR STUESSI: Yes.

17 TRUSTEE PHILLIPS: Okay.

18 DEPUTY MAYOR BRENNAN: Is this
19 event going to include a suspension of
20 the open container law?

21 MR. VANDENBURGH: Andrea said that
22 was going to get added.

23 VILLAGE CLERK HALL: We don't
24 usually -- I wasn't prepared for the
25 resolution tonight. But I would have

1 added it to next week's.

2 TRUSTEE PHILLIPS: We can do it
3 now.

4 VILLAGE CLERK HALL: So that will
5 be 7 and 8.

6 DEPUTY MAYOR BRENNAN: Two
7 different resolutions?

8 VILLAGE CLERK HALL: Yes.

9 TRUSTEE PHILLIPS: Resolution
10 11-2025-6 --

11 DEPUTY MAYOR BRENNAN: 7, right,
12 Candace?

13 VILLAGE CLERK HALL: Yes.

14 TRUSTEE PHILLIPS: Public assembly
15 application received from Rich
16 Vandenburg on behalf of the Greenport
17 Harbor Brewery to host Raise Shell
18 kickoff even on Friday, December 5th,
19 2025 from 5:00 p.m. through 9:00 p.m.,
20 including a road closure one hour
21 before and after the event on Carpenter
22 Street between Bay Avenue and south of
23 the jail. The event will include music
24 and local oyster farmers. So moved.

25 TRUSTEE DOUGHERTY-JOHNSON:

1 Second.

2 MAYOR STUESSI: All in favor?

3 ATTORNEY STOLAR: Before you do.

4 You're closing the road in the middle
5 of the street rather than at an
6 intersection where vehicles have an
7 alternative option?

8 MAYOR STUESSI: They can make a
9 turn in the driveway there. There's no
10 issue.

11 TRUSTEE PHILLIPS: At the Capital
12 Bank.

13 ATTORNEY STOLAR: As long as on
14 the approach they have another
15 alternative.

16 TRUSTEE PHILLIPS: There's the
17 exit coming out of the bank, Capital
18 One.

19 ATTORNEY STOLAR: I'm fine.

20 TRUSTEE PHILLIPS: And then
21 straight across is the entrance to --

22 MAYOR STUESSI: It has very
23 limited use over there.

24 DEPUTY MAYOR BRENNAN: The
25 entrance to Capital One is actually

1 closer to the front of the Brewery, is
2 it not?

3 MR. VANDENBURGH: No, it's not.

4 DEPUTY MAYOR BRENNAN: It's off
5 enough?

6 TRUSTEE PHILLIPS: So moved.

7 TRUSTEE DOUGHERTY-JOHNSON:
8 Second.

9 MAYOR STUESSI: All in favor?

10 (Aye said in unison.)

11 MAYOR STUESSI: Motion carries.
12 Do you want to read the suspension
13 of --

14 TRUSTEE PHILLIPS: Do we have a
15 copy of the --

16 I'll just make it simple.
17 Resolution 11-2025-8, Resolution to
18 waive -- is that the word we use?

19 VILLAGE CLERK HALL: Suspend.

20 TRUSTEE PHILLIPS: To suspend the
21 Village Code, the open container code
22 within the Village of Greenport Code
23 for December 5, 2025 from 5:00 p.m. to
24 9:00 p.m. for the event, Raise Shell
25 kickoff event at Greenport Harbor

1 Brewery. So moved.

2 DEPUTY MAYOR BRENNAN: We usually
3 say something, like, within the
4 confines of the road closure or the
5 event space, don't we?

6 VILLAGE CLERK HALL: Yes, we do.

7 TRUSTEE PHILLIPS: We've done
8 that.

9 TRUSTEE ROBINS: Within the event
10 space.

11 VILLAGE CLERK HALL: Within the
12 parameters of the application.

13 DEPUTY MAYOR BRENNAN: We're not
14 suspending open container law for the
15 Village, we're suspending it within the
16 confines --

17 MAYOR STUESSI: Within the
18 designated area of the road closure for
19 Greenport Harbor Brewing.

20 TRUSTEE PHILLIPS: So moved.

21 TRUSTEE DOUGHERTY-JOHNSON:
22 Second.

23 MAYOR STUESSI: All in favor?

24 (Aye said in unison.)

25 MAYOR STUESSI: Thank you, Rich.

1 TRUSTEE PHILLIPS: Brian, if we
2 have to clean that up, we can do that.

3 ATTORNEY STOLAR: Fine. Of
4 course.

5 VILLAGE CLERK HALL: I'm done.

6 MAYOR STUESSI: All right.

7 Mr. Brautigam?

8 TREASURER BRAUTIGAM: Thank you.
9 Good evening. Start with my
10 resolutions tonight.

11 My first resolution is to
12 authorize Mayor Stuessi to sign the
13 contract between Synergy EV and the
14 Village of Greenport, which would allow
15 Synergy EV to replace and operate the
16 existing EV charger located on the Adam
17 Street parking lot. This resolution
18 may need to be tabled as I believed I
19 would have received the contract in a
20 more timely fashion from Synergy EV.
21 If the contract is provided and our
22 legal Counsel and Board have adequate
23 time to review prior to the next
24 meeting, perhaps it could stay on. If
25 not, it will have to be tabled until

1 able to do so.

2 TRUSTEE PHILLIPS: Adam, how much
3 is this going to cost?

4 TREASURER BRAUTIGAM: Well, just
5 to relay, this new contract would
6 stipulate that Synergy EV owns and
7 maintains the unit, and the Village
8 would sell the electric needed to run
9 it. So we would have no stake in
10 maintaining the machine or replacing
11 it.

12 My next resolution is approving
13 the attached 2025/2026 service fee
14 agreement between the Village and
15 Penflex regarding the '25/'26 fees.
16 This is related to the Greenport
17 Volunteer Firefighter Length of Service
18 Award Program. Penflex -- this is to
19 allow Penflex to continue to manage the
20 Village's LOSAP program. They handle
21 the yearly bookkeeping, point tracking,
22 benefit statements for each of the
23 participants. They ensure that the
24 plan complies with the IRS and state
25 requirements, updates plan documents,

1 and helps with any amendments or
2 audits. This resolution is presented
3 every year to the Board.

4 My next resolution is to approve
5 the attached budget modification to
6 appropriate light fund reserves to fund
7 the relocation of the railroad dock
8 electric service panel. This
9 modification was based on figures that
10 were provided to us from one of the
11 vendors who submitted quotes. It was
12 brought to my attention that the
13 Village may be looking for other
14 vendors who could complete this task
15 for a lesser amount.

16 MAYOR STUESSI: Yeah, we're
17 getting pricing on that from the
18 vendor. We should have it next week.

19 TREASURER BRAUTIGAM: Okay. At
20 this moment, this is the only --

21 MAYOR STUESSI: That's the high
22 number we know.

23 TREASURER BRAUTIGAM: Correct,
24 yeah. This is the only quote I had to
25 work with, so I wanted to present it, a

1 budget modification for that amount.
2 If the additional quote comes in
3 cheaper, the Board can always pass a
4 resolution to modify the budget
5 amendment for the new amount.

6 TRUSTEE ROBINS: That's coming
7 relatively quickly? That was passed as
8 an emergency resolution.

9 MAYOR STUESSI: Yes, for work to
10 be done in December.

11 TREASURER BRAUTIGAM: I do have an
12 additional resolution, which hopefully
13 will be approved this evening. It's to
14 hold a public hearing for our annual
15 CDBG funding. We do hold that every
16 year, and we hold it so we can hear
17 ideas that the public might have
18 regarding the 2026 submission for the
19 CDBG funding, which is the Community
20 Development Block Grant.

21 Just for some history, these funds
22 have previously been used to bring
23 sidewalk ramps up to ADA compliance,
24 complete entire replacements of
25 sidewalks as we see on the Adams Street

1 parking lot just last month, and to
2 replace the Fifth Street playground.
3 We used the funds from CDBG for that as
4 well. So we do look forward to
5 listening to the public's ideas on
6 where we can direct future 2026 funds.

7 Moving right along. Utility
8 billing is on time. Significant
9 collections, rent collected in October
10 2025 totaled \$73,292.35. And the
11 property tax collected through October
12 2025 totaled \$1,368,313.26. I do still
13 continue to send out monthly reminders
14 on those.

15 Significant payments, we did
16 replace our air rotor for \$183,800 at
17 our wastewater treatment plant. This
18 relates to our continued effort to
19 modernize our wastewater treatment
20 plant and was paid for by our 2024
21 bonding we did.

22 Another significant payment was
23 our TCC payment or Transition
24 Congestion Costs for \$336,359.65. This
25 was the second installment of our

1 biannual payment, and this amount does
2 align with our new TCC contract amount
3 with NYPA, which is approximately 35
4 percent cheaper than the previous
5 contract.

6 Questions?

7 TRUSTEE PHILLIPS: Well, I would
8 like to go back at some point to
9 discuss the electrical panel.

10 But I do have a different
11 question, which is dealing with
12 finances more than an action of getting
13 something done. The North Ferry,
14 February 1st, I do believe we're going
15 to be coming up with a bond payment.

16 TREASURER BRAUTIGAM: Yes.

17 TRUSTEE PHILLIPS: And my
18 understanding is in our conversation,
19 we've only received one of the
20 reimbursements to date?

21 TREASURER BRAUTIGAM: Correct. So
22 timing and cash flow are definitely a
23 concern related to the BAN. To date, I
24 have submitted approximately 2.5
25 million dollars worth of reimbursement

1 to the DOT. I've received
2 approximately \$200,000 back. That is
3 an 80 percent reimbursable. So of the
4 2.5 I submitted, I am expecting 2
5 million of which we have received
6 \$200,000. As far as the 1.8 million
7 go, at this time, I do not have any
8 reason to believe that these funds
9 won't be credited to us in a timely
10 fashion prior to the February 1st,
11 however, I do have concerns with I
12 don't believe that we have received all
13 of the outstanding invoices for the
14 project. You know, when we receive
15 that invoice, we have to pay it, which
16 we can only do once a month at our
17 annual check run, and then we have to
18 have to wait for the check to be cashed
19 as that is a requirement of the
20 resubmission. Then I have to submit
21 the packet to DOT. They do have to
22 approve it, you know, review it,
23 approve it, and then actually go ahead
24 and release the funds for us. So I do
25 have concerns with that timing.

1 Granted, if there was any issues with
2 the disbursement of those funds, I may
3 be coming to this Board for approval
4 for a check cut out of sequence as I
5 would not wish to wait until our next
6 check run next month to be issuing
7 that.

8 MAYOR STUESSI: So when you had
9 that conversation with Corazzini last
10 week, correct me if I'm wrong, didn't
11 they anticipate getting that to us this
12 coming week? Pardon me, this week
13 ideally, but they said before
14 Thanksgiving, correct?

15 TREASURER BRAUTIGAM: They did say
16 that they would get it to me this week.
17 I reached out just today, in fact, and
18 I'm waiting on a response, so I'm
19 hoping I can have that as early as
20 tomorrow. If not, sometime next week.
21 And as I mentioned, I may be coming to
22 the Board for an emergency check run on
23 that, just so I can start the
24 reimbursement submission.

25 MAYOR STUESSI: Yeah, because the

1 delay with the State.

2 TREASURER BRAUTIGAM: Exactly,
3 yes. And February 1st will come
4 awfully fast.

5 TRUSTEE PHILLIPS: Well, my other
6 concern is that, as you and I both
7 know, that once we pay the bond, any
8 reimbursement that comes after that, we
9 -- that can't go back towards the
10 balance because there will be a
11 balance. February 1st it's not a
12 complete hundred percent payoff, I
13 believe we will have to have a small
14 amount that has to be bonded.

15 TREASURER BRAUTIGAM: Yeah, so,
16 correct. We borrowed \$3,200,000, and
17 80 percent reimbursement of that. You
18 know, the difference, we would be
19 bonding for. Now, that number is hard
20 to conclude when I don't have the
21 proper invoices submitted yet. It will
22 definitely be tight because obviously I
23 need to start that bonding process
24 prior to February 1st, which means I
25 need to have all of those numbers,

1 which I currently do not. So again, I
2 am insisting that the vendors provide
3 copies of the final invoices so we can
4 move this process along.

5 DEPUTY MAYOR BRENNAN: This
6 Corazzini invoice that we're talking
7 about for next week, is that just their
8 next invoice or their final?

9 MAYOR STUESSI: That's the final.

10 TREASURER BRAUTIGAM: That's the
11 final invoice.

12 DEPUTY MAYOR BRENNAN: Are there
13 other vendors associated with this
14 project that still need to submit their
15 invoices?

16 TREASURER BRAUTIGAM: NV5 is our
17 consultant. I did reach out to them as
18 well. I haven't seen a bill come from
19 them in a little bit, so I'm assuming
20 we have another final invoice from them
21 as well. They have not --

22 MAYOR STUESSI: Are you sure we
23 didn't pay the last one? I thought we
24 had that in the last run.

25 TREASURER BRAUTIGAM: I'm not sure

1 if it was the final bill or not. At
2 least it didn't state anywhere on it
3 that it was, but I have reached out to
4 them and waiting for comment through
5 them as well.

6 TRUSTEE PHILLIPS: Is there any
7 way -- I mean, Adam is doing his best
8 to pressure them, but is there some
9 way --

10 MAYOR STUESSI: Oh, I'll call both
11 of them tomorrow.

12 TRUSTEE PHILLIPS: I think we need
13 to really insist.

14 DEPUTY MAYOR BRENNAN: Two?

15 MAYOR STUESSI: Rich, I know -- I
16 know Corazzini because I spoke to Rich
17 Corazzini when you called and spoke to
18 Cheryl last week. They were committed
19 to getting it to us before the holiday
20 for sure. I was not aware that there
21 was anything left from NV5. But you
22 have not had confirmation one way or
23 the other?

24 TREASURER BRAUTIGAM: I haven't
25 had confirmation. I'm waiting on a

1 response.

2 MAYOR STUESSI: Who did you reach
3 out to? Kyle?

4 TREASURER BRAUTIGAM: Jack.

5 MAYOR STUESSI: Okay. So I'll
6 call Kyle first thing in the morning.

7 TREASURER BRAUTIGAM: Excellent.
8 I appreciate that.

9 TRUSTEE PHILLIPS: As I said, my
10 concern is once we pay the bond and we
11 have to have an additional amount,
12 which we will --

13 TREASURER BRAUTIGAM: The BAN,
14 right.

15 TRUSTEE PHILLIPS: The BAN, I'm
16 sorry. If you get reimbursement after
17 the February 1st payoff, we cannot use
18 that to reduce the bond payment.

19 TREASURER BRAUTIGAM: No, we're
20 not able to pay down bonds early, at
21 least not in the first ten years, I
22 believe. I believe, after the first
23 ten years of the bond, we can pay it
24 off early, but not before. So really
25 what would happen in this case, you

1 know, that reimbursement we receive
2 after the fact, we have to restrict it
3 and put it in a separate account and
4 essentially bleed it into the payments
5 we would be making on the bond at that
6 point, which is certainly not ideal,
7 but it can be achieved, if needed.
8 We're hoping to avoid that.

9 DEPUTY MAYOR BRENNAN: This is the
10 final invoice from Corazzini. Has a
11 punch list been completed? Don't we
12 have someone signing off on their work?

13 MAYOR STUESSI: That's all been
14 done with the State.

15 DEPUTY MAYOR BRENNAN: Who was
16 responsible for installing the bus
17 shelter.

18 MAYOR STUESSI: Well, I guess that
19 would be the one outstanding item.
20 That would be between Corazzini and the
21 Jitney company, but everything else is
22 done.

23 DEPUTY MAYOR BRENNAN: What do you
24 mean, the Jitney company?

25 MAYOR STUESSI: With the Jitney

1 company.

2 DEPUTY MAYOR BRENNAN: Okay. Was
3 that work part of the scope of work?

4 MAYOR STUESSI: No, that came
5 afterwards as an add-on because of
6 issue with the glass breaking. So the
7 punch list was completed prior to the
8 State signing off on it.

9 DEPUTY MAYOR BRENNAN: So the bus
10 shelter -- as part of the work of
11 repaving, the bus shelter was picked
12 up, set aside, we installed a new
13 sidewalk, the bus shelter was put back,
14 was not bolted down, and it blew away.

15 MAYOR STUESSI: Well, it got
16 damaged before that, and then it got
17 damaged further.

18 DEPUTY MAYOR BRENNAN: So I'm not
19 -- I don't -- is the cracked glass from
20 the earlier thing relevant here? What
21 I'm worried about is who is responsible
22 for installing that bus shelter? Is it
23 going to be fixed?

24 MAYOR STUESSI: It's going to be
25 fixed and Corazzini will be installing

1 it.

2 DEPUTY MAYOR BRENNAN: So that
3 needs to be done before we make final
4 payment.

5 MAYOR STUESSI: Correct, yeah.
6 Everything else has been signed off on
7 by the State as part of the whole
8 project.

9 DEPUTY MAYOR BRENNAN: I'm glad
10 the State signed off on it. I guess,
11 we've talked about this before, I want
12 to make sure that we're satisfied with
13 the work.

14 MAYOR STUESSI: Yeah.

15 DEPUTY MAYOR BRENNAN: So this is
16 the last opportunity, if you're getting
17 this invoice next week, it's going to
18 be due before the end of the year. We
19 have a month to pay?

20 TREASURER BRAUTIGAM: Yes.

21 DEPUTY MAYOR BRENNAN: This is the
22 time to make sure everything is
23 buttoned up on the project.

24 TREASURER BRAUTIGAM: I would just
25 suggest that if that's the case that we

1 look at it now because when I do
2 receive this final invoice from
3 Corazzini, I'll be looking to pay it
4 immediately. So just for the --

5 MAYOR STUESSI: We have Corazzini
6 who is going to be doing the other work
7 on the continuation over towards the
8 dock down there too, so they're not
9 going anywhere. I'm not worried about
10 that. We can button it up.

11 DEPUTY MAYOR BRENNAN: Okay. I
12 just don't want any outstanding work to
13 get kicked down the road and fall into
14 subsequent work because they're doing
15 further work, which is outside of the
16 scope of the original plan.

17 TREASURER BRAUTIGAM: Thank you.
18 Any other questions?

19 DEPUTY MAYOR BRENNAN: Mary
20 Bess --

21 TRUSTEE PHILLIPS: Go ahead.

22 DEPUTY MAYOR BRENNAN: You had a
23 question about another item. You said
24 you didn't want to do it now, you want
25 to do it later?

1 TRUSTEE PHILLIPS: Well, I -- when
2 we -- we had two separate resolutions
3 that we passed because there have been
4 much concern from all of us on the
5 visual of the wiring box falling out
6 from the bulkhead into -- and getting
7 submerged into the water. I was just
8 under the impression that when we
9 passed that, that this would have been
10 one of the first things that would have
11 been done, and we were anticipating it
12 to be done right away. Hawkeye is --

13 MAYOR STUESSI: Haugland gave us a
14 number on it. And so the issue is this
15 needs to be coordinated with pulling
16 back all the blacktop over there as
17 well, which Corazzini is doing, and we
18 got a price on that. It's not going
19 into the water over there. And so that
20 work is scheduled for next month right
21 after the holiday. We have three
22 quotes coming in from three different
23 dock builders on the bulkhead over
24 there. They've all done their
25 walkthroughs over there. Corazzini has

1 managed all of that, and we're supposed
2 to be getting numbers from them early
3 next week, which includes an additional
4 quote on electric. And so it will
5 either be this new one or Haugland to
6 do the electric.

7 TRUSTEE PHILLIPS: Well, you also
8 have the issue of that bulkhead has to
9 have a DEC permit.

10 MAYOR STUESSI: Yes, that's in
11 process over there as well.

12 TRUSTEE PHILLIPS: Well, who is
13 doing the DEC permit?

14 MAYOR STUESSI: The dock builder
15 that's going to be doing it with us.

16 TRUSTEE ROBINS: We haven't chosen
17 a dock builder yet.

18 MAYOR STUESSI: That's what we're
19 going to be doing next week. They have
20 -- Heaney was over there today, which
21 is the last one.

22 TRUSTEE PHILLIPS: So this is
23 going to encompass the area that's been
24 blocked off and the bulkhead, that
25 whole area over there?

1 MAYOR STUESSI: Correct. So it's
2 a combination, there's water that we
3 need to deal with over there.

4 TRUSTEE PHILLIPS: Yes, I know.
5 There's water and electric.

6 MAYOR STUESSI: There's water,
7 electric, asphalt, and bulkhead that
8 all have to be coordinated at the same
9 time. And Corazzini will be doing all
10 of the work and pulling out the
11 asphalt, which is needed in order to
12 open it up to do the additional work
13 over there.

14 DEPUTY MAYOR BRENNAN: I was under
15 the impression in Haugland's quote that
16 it was, like, a soup to nuts project,
17 that they were going to trench, do the
18 work, backfill, and patch in the
19 pavement; is that not correct?

20 MAYOR STUESSI: The whole paving
21 needs to be redone over there. And so
22 it may get adjusted with the work that
23 Corazzini going to do over there.

24 TRUSTEE PHILLIPS: So we're making
25 Corazzini the contractor over a dock

1 builder?

2 MAYOR STUESSI: No.

3 TRUSTEE PHILLIPS: Okay.

4 MAYOR STUESSI: Separate,
5 together. It will be three different
6 contracts. It will be electric,
7 asphalt, dock. And then we will do the
8 water work over there.

9 TRUSTEE PHILLIPS: Okay. I'm just
10 surprised that -- never mind. I just
11 had hoped that that situation could
12 have been worked a little bit sooner
13 than it has. I believe that the Board
14 felt it was an emergency situation and
15 there was no do it -- as long as it's
16 getting moved along. It's just a
17 little frustrating that it's taken this
18 long to get it moving.

19 MAYOR STUESSI: Well, we needed to
20 coordinate all the trades over there.
21 There's three major things that are
22 happening that all interrelate. If you
23 look at what's in the ground over
24 there, and I'd be glad to take you over
25 there and walk you through it.

1 TRUSTEE PHILLIPS: I'm very aware
2 of it, Mayor, to be honest with you.
3 That's why -- I'm very aware of it, and
4 that's why I brought it to the Board's
5 attention that this is something that
6 really needs to -- should have started
7 well before now. I'm sorry, I just --
8 I'm upset that it took this long.

9 TRUSTEE ROBINS: Sounds to me if
10 we're going to be waiting on a DEC
11 permit that it's not going to happen
12 immediately.

13 MAYOR STUESSI: No, we're able to
14 do emergency work. We talked about it.

15 TREASURER BRAUTIGAM: Any other
16 questions regarding my report?

17 TRUSTEE PHILLIPS: You would like
18 us to pass a resolution similar to what
19 we did for Candace?

20 TREASURER BRAUTIGAM: Yes, please,
21 just regarding the CDBG. I want to get
22 that posted in the paper for the public
23 hearing.

24 MAYOR STUESSI: Do you want to
25 read it, Mary Bess?

1 TRUSTEE PHILLIPS: Yup.
2 Resolution 11-2025-1, Resolution
3 scheduling a public hearing for 6:00
4 p.m. on December 18, 2025 at the Third
5 Street Fire Station, Third and South
6 Street, Greenport, New York 11944
7 regarding potential CDBG, Community
8 Development Block Grant opportunities
9 for the Village of Greenport, and
10 directing Clerk Hall to notice the
11 public hearing accordingly. So moved.

12 TRUSTEE DOUGHERTY-JOHNSON:
13 Second.

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

16 MAYOR STUESSI: Motion carries.
17 And you had a resolution for the
18 abstract as well. Do you want to do
19 that now or later?

20 TRUSTEE PHILLIPS: Did you create
21 an abstract?

22 TRUSTEE DOUGHERTY-JOHNSON:
23 Resolution 11-2025-6, Resolution
24 approving all checks per the voucher
25 summary report dated 11/20/2025 in the

1 total amount of \$1,281,793.43
2 consisting of all regular checks in the
3 amount of \$1,116,838.46, all prepaid
4 checks, including wire transfers in the
5 amount of \$164,954.97. So moved.

6 TRUSTEE ROBINS: Second.

7 ATTORNEY STOLAR: Can we just
8 change the resolution number? I think
9 you have it as 6, and we already did a
10 6 and a 7 and some others. So whatever
11 the next corresponding number.

12 MAYOR STUESSI: I thought we
13 skipped 6?

14 VILLAGE CLERK HALL: We had 7 and
15 8. It's been a little all over the
16 place.

17 DEPUTY MAYOR BRENNAN: I think 6
18 is correct.

19 VILLAGE CLERK HALL: I'm pretty
20 sure.

21 ATTORNEY STOLAR: Good ahead. I
22 didn't say anything.

23 TRUSTEE PHILLIPS: Lily seconded
24 it.

25 MAYOR STUESSI: All in favor?

1 (Aye said in unison.)

2 MAYOR STUESSI: Motion carries.

3 Next item up, hotel/motel tax in
4 the Village of Greenport. So we've
5 discussed this a number of times.
6 Brian, correct me if I'm wrong, we
7 would simply need to have a resolution
8 in our next meeting of the Village
9 Board supporting a hotel tax,
10 specifying what the percentage would
11 be. Is there anything else that's
12 going to be required as part of that?

13 ATTORNEY STOLAR: It's more
14 detailed. We'll provide it.

15 MAYOR STUESSI: Okay. So
16 obviously, sequentially, this then goes
17 to the State legislature, which would
18 carry this through, which is obviously
19 going to be a significant multi-month
20 process as part of doing it. We had
21 seen in looking at the hotel tax that's
22 been done in other -- I don't want to
23 call it just a hotel tax, maybe a
24 lodging tax because it would also cover
25 any type of short term rentals as well,

1 they run from 3 to 5 percent. We had
2 discussed in our prior meeting making
3 it 4 percent, you know, picking a
4 number in the middle. Does anybody
5 have a different perspective on that,
6 so Brian can draw up the language?

7 TRUSTEE ROBINS: 4 percent sounds
8 good to me. Compromise.

9 MAYOR STUESSI: Mary Bess?

10 TRUSTEE PHILLIPS: I'm fine with
11 the compromise.

12 DEPUTY MAYOR BRENNAN: That's fine
13 with me.

14 I do have a question though.
15 Brian, you just said there's more to
16 it. Is one of the additional details
17 how -- is there a designation how the
18 funds are going to be used? Is that
19 typically part of it?

20 TRUSTEE PHILLIPS: I believe --

21 ATTORNEY STOLAR: I don't -- I'm
22 trying to remember the last one I did.
23 I don't recall. I'll let you know.

24 MAYOR STUESSI: I thought you said
25 there wasn't a requirement to specify

1 it as part of the request for the
2 legislation.

3 ATTORNEY STOLAR: I think that's
4 right. But, again, I don't recall
5 exactly. I just need to look at it
6 again.

7 DEPUTY MAYOR BRENNAN: If it's not
8 required, then this Board is going to
9 need to decide, and we're going to be
10 specific about it, which makes sense to
11 do so.

12 TRUSTEE DOUGHERTY-JOHNSON: I
13 think so too.

14 MAYOR STUESSI: But I don't think,
15 you can just verify, I don't think for
16 the resolution to make the request of
17 the State legislature that we have to
18 have it as part of that. We can have a
19 separate discussion in our December
20 meeting and talk more thoroughly about
21 different potential uses.

22 TRUSTEE PHILLIPS: I read some of
23 the -- there was a list of the new ones
24 that had just been re-upped by Albany.
25 And in looking at the language, I don't

1 remember seeing anything that --

2 ATTORNEY STOLAR: Those are the
3 laws themselves. You're talking about
4 the resolution.

5 MAYOR STUESSI: The laws
6 themselves don't require designation.

7 ATTORNEY STOLAR: I'll give you an
8 answer before we leave.

9 MAYOR STUESSI: With that, we have
10 our vote scheduled for our next regular
11 session on the short term rental law.
12 We've obviously all seen the language,
13 we've had multiple public hearings on
14 it. Is there anything else in regards
15 to that that anybody would like to
16 discuss this evening? I think we
17 covered everything on it.

18 TRUSTEE PHILLIPS: I think we had
19 much discussion at one point that
20 putting it up for a vote was one thing,
21 but I believe we were all looking
22 towards some type of guidance from the
23 Mayor and management as to how we're
24 going to enforce it or what is the plan
25 for the enforcement capability within

1 Village Hall. I think that's what we
2 were discussing.

3 MAYOR STUESSI: Yeah, so that
4 really comes down to the application
5 process more than anything. Candace
6 and I have been conducting a whole
7 bunch of interviews as part of our
8 canvassing for the Building Department.
9 I will update the Board in executive
10 session on the status of all of that.

11 TRUSTEE PHILLIPS: Okay.

12 DEPUTY MAYOR BRENNAN: I think my
13 recollection of the conversation was
14 not so much that we were looking for
15 guidance, but --

16 TRUSTEE PHILLIPS: An actual --

17 DEPUTY MAYOR BRENNAN: I had
18 suggested that we make the
19 implementation conditioned on having
20 the enforcement.

21 MAYOR STUESSI: Yes.

22 DEPUTY MAYOR BRENNAN: Which is a
23 little more stringent I guess I would
24 say. I still feel the same way about
25 it.

1 MAYOR STUESSI: I don't have --
2 I'll walk you through where we are on
3 that in executive session. I have no
4 problem doing that as part of -- I'm
5 confident we can -- Lily, any questions
6 on it?

7 TRUSTEE DOUGHERTY-JOHNSON: No.

8 MAYOR STUESSI: Patrick, do you
9 want to talk about Peconic Star
10 licenses and where we stand with that?
11 High level. I'll intro it since I'm
12 the one who talked to Captain Speedy
13 and Matt who works on it.

14 So Speedy had two fishing boats
15 which he utilized and had licenses,
16 which expire in the spring of next
17 year. He sold one of the boats. The
18 remaining boat is in the shop Sayville,
19 which was having work done. That work
20 is apparently in now finished. He has
21 made the request of the Village that he
22 would like to extend that license when
23 it comes up for renewal, and get that
24 done sooner rather than later. He is
25 also in the process of purchasing an

1 additional boat to replace the one that
2 he sold, and he would like to do a new
3 license for that one off of the space
4 that he had for the prior boat.

5 DEPUTY MAYOR BRENNAN: So is
6 the -- the first boat where he's
7 interested in extending the license, is
8 that still an option, that license is
9 still in effect?

10 MAYOR STUESSI: Both licenses are
11 in effect until May of next year.

12 DEPUTY MAYOR BRENNAN: So and
13 there's still time within that license
14 to extend it again? Because --

15 MAYOR STUESSI: Well, Counsel has
16 made the recommendation that we need to
17 update the paperwork and modify the
18 existing licenses with new licenses.

19 DEPUTY MAYOR BRENNAN: Yeah, I
20 guess that's kind of what I'm getting
21 at. It sounds to me more like new
22 licenses. I think we --

23 MAYOR STUESSI: Renewing the use
24 of the slips, but an entirely new
25 license.

1 DEPUTY MAYOR BRENNAN: We can't
2 depart from the terms of the existing
3 license on the one boat too much
4 because the customer is expecting that
5 the terms will be --

6 MAYOR STUESSI: Relatively
7 similar.

8 ATTORNEY STOLAR: The substantive
9 terms won't be significantly different.
10 It's just some of the text and how we
11 have to clean that up.

12 DEPUTY MAYOR BRENNAN: Yes.

13 TRUSTEE PHILLIPS: And the second
14 one, he doesn't have a boat yet, so
15 we've always tied it to the vessel, and
16 what we've done in the past is actually
17 when he has -- he or she has an idea as
18 to -- or they come to us with a photo
19 of the vessel, copies of documentation
20 papers, so that we get a look at the
21 boat first before we vote on anything
22 because that's --

23 MAYOR STUESSI: So he has a boat
24 identified. I can share a photo of the
25 boat. And where I had left it with him

1 was obviously this would need to be
2 conditional on purchasing the boat
3 because we're not going to grant a
4 license for the hopeful purchase of it.

5 TRUSTEE PHILLIPS: That's what I'm
6 getting at.

7 DEPUTY MAYOR BRENNAN: Yeah, so
8 we'll have a draft agreement in place
9 for the second boat. What concerns me
10 here is that if for some reason they
11 don't go through with the purchase or
12 there's something that extends their
13 timing, and then this Board can't
14 extend the license agreement, will we
15 consider another applicant?

16 MAYOR STUESSI: And so we do have
17 interest from other applicants, and so
18 I think the Board needs to make a
19 decision on what timeframe we are
20 comfortable with, you know,
21 guaranteeing him that if he gets in,
22 you know, documentation that he has, in
23 fact, purchased the boat and owns it
24 that we'll move forward with this new
25 license or that we would have the

1 ability to potentially give the license
2 to somebody else.

3 TRUSTEE PHILLIPS: I would -- the
4 second line, I would not be comfortable
5 having it subject to his purchasing the
6 boat. That we had with the previous
7 owners, and that got a little --

8 DEPUTY MAYOR BRENNAN: And so it
9 has to --

10 MAYOR STUESSI: I would say a date
11 certain of that.

12 DEPUTY MAYOR BRENNAN: So in this
13 case, the applicant knows more about
14 this. They have to keep us apprised of
15 how this is going because we can't hold
16 a space open forever, but at the same
17 time, we should give them deference.
18 They've shown interest.

19 MAYOR STUESSI: So knowing that
20 the current license expires in May,
21 where do you feel might be comfortable
22 looking at --

23 DEPUTY MAYOR BRENNAN: Right after
24 it expires, I guess.

25 MAYOR STUESSI: Not before? I

1 mean, I hope that if he hasn't
2 purchased the new boat by, I don't
3 know, call it February that we
4 shouldn't have an issue discussing --

5 TRUSTEE PHILLIPS: I would give
6 him until March.

7 TRUSTEE DOUGHERTY-JOHNSON: I was
8 going to say March.

9 DEPUTY MAYOR BRENNAN: March.

10 MAYOR STUESSI: I'm not suggesting
11 we would sign another license with
12 somebody, but to have conversations.

13 DEPUTY MAYOR BRENNAN: I think to
14 be fair to all, he needs enough time,
15 but at the same time, we may have to
16 move to fill the slip if he can't.

17 MAYOR STUESSI: Are you guys
18 suggesting 1st of March or the end of
19 March?

20 TRUSTEE PHILLIPS: I think the end
21 of March because that gives us April
22 to -- their fishing season doesn't
23 start until --

24 MAYOR STUESSI: May.

25 TRUSTEE PHILLIPS: If he's really

1 committed to doing what he's presenting
2 now, he's going to keep on because he's
3 got to be done by March because he's
4 going to need to get it geared up.
5 He's going to need to get it
6 advertised. Because the way they ended
7 their recent announcement of shutting
8 down, they're going to have to really
9 market very hard to get up and running
10 again. So if he's at -- he's going to
11 have to be done by the end of March
12 anyway.

13 TRUSTEE DOUGHERTY-JOHNSON: The
14 license is May 1st?

15 TRUSTEE ROBINS: He also had a
16 contractor agreement with the Seaport
17 Museum to do Saturday cruises too.
18 That was Speedy.

19 MAYOR STUESSI: Yeah, which the
20 Seaport Museum has been part of these
21 meetings that we've had recently, and
22 they're excited about the new boat too.
23 It's even nicer than the existing one
24 and the prior one.

25 TRUSTEE DOUGHERTY-JOHNSON: The

1 license is up May 1st; is that correct?

2 MAYOR STUESSI: I believe so.

3 TRUSTEE PHILLIPS: I'm not sure.

4 TRUSTEE DOUGHERTY-JOHNSON: I
5 think the end of March is fine.

6 DEPUTY MAYOR BRENNAN: I sent
7 comments to the treasurer, you were
8 included about just calculating where
9 we stand with the rent, or not rent,
10 whatever, the license fee, and we're
11 going to propose to start this new
12 license, what amount, and then to firm
13 up the calculations. I didn't quite
14 understand your last e-mail, so I want
15 to talk to you more about that.

16 TREASURER BRAUTIGAM: Sure.

17 DEPUTY MAYOR BRENNAN: It seemed
18 like there was a base provision for the
19 escalation of the license fee, which
20 was proposed -- in the existing
21 agreement, I think it's five percent
22 annually?

23 TREASURER BRAUTIGAM: The contract
24 I believe that you saw was the previous
25 one, the prior to 2021. I believe that

1 called for a five percent increase
2 every three years. The newest 2021
3 contract going through today calls for
4 a three percent increase every year.

5 DEPUTY MAYOR BRENNAN: Did it also
6 have a "but not less than" provision?
7 Was it three percent but not less than
8 the cost of living increase for wage
9 earners in the New York/New Jersey
10 region?

11 TREASURER BRAUTIGAM: I did see
12 that on the older contract. I believe
13 that was taken out of the 2021 version,
14 but I can confirm.

15 TRUSTEE PHILLIPS: That was taken
16 out. As I said, the one he's talking
17 about was revamped significantly in our
18 favor.

19 DEPUTY MAYOR BRENNAN: Okay, good.

20 MAYOR STUESSI: There was also an
21 issue, as I recall, relative to Suffolk
22 County approval in the preexisting
23 license agreement, and I'm not certain
24 that comports with our agreement that
25 we have with the County for the

1 property over there.

2 TRUSTEE PHILLIPS: We as a Village
3 are responsible for the dock.

4 MAYOR STUESSI: Right.

5 TRUSTEE PHILLIPS: And that really
6 doesn't have anything to do with the
7 lease or anything because --

8 MAYOR STUESSI: Didn't the license
9 agreement state, Patrick, that the
10 County had to approve the boat going
11 in?

12 TRUSTEE PHILLIPS: That was on
13 the -- that goes back to the original
14 one. That may not have gotten taken
15 out. That may have been a crossover
16 when we as the Village and the County,
17 the County released their
18 responsibility for it. That was in the
19 middle of -- we have to look at the
20 dates.

21 MAYOR STUESSI: So the existing
22 license agreement does require that.
23 I'm suggesting that I don't know if we
24 legally need to do that anymore, so
25 we're going to have Counsel review the

1 County documents.

2 This also sort of ties into the
3 second to last the last item on the
4 list here relative to Greenport Jail
5 and Seaport Museum historic building
6 maintenance. The Seaport Museum has
7 done an analysis of the cost for that
8 building, which I will share with the
9 Board, on things that need to be done.
10 As part of that, they want to look at
11 their agreement that they have with the
12 Village, which has been in place for a
13 very long time, and updating that
14 agreement. And I think we'll want to
15 have Counsel look at the County
16 agreement and see what may make sense
17 to change on that, and we may wish to
18 go back to the County and the MTA on
19 this agreement. One particular item in
20 particular is the existing County
21 agreement specifies that with six
22 months notice, everybody has to leave
23 the building over there, and that makes
24 zero sense if there's going to be bunch
25 of money put into the building to

1 improve it to have a six month out. I,
2 frankly, find it hard to believe that
3 the LIRR is going to want to take back
4 that building at any point because it's
5 now been in existence as a museum for
6 many decades and seemingly no reason to
7 utilize it ever is a train station.

8 TRUSTEE PHILLIPS: I think that we
9 also as a Board need to decide whether
10 it's going to be a management agreement
11 or a lease agreement because there's a
12 difference between the two. Right now
13 they're under a management agreement.

14 TRUSTEE ROBINS: For a long time.

15 TRUSTEE PHILLIPS: For a long
16 time.

17 MAYOR STUESSI: Well, since the
18 inception.

19 TRUSTEE PHILLIPS: And I'm pretty
20 sure that I see Mr. Fisher back there.
21 I believe the railroad museum, yours is
22 a lease, correct? It's not a lease
23 with the Village anymore?

24 MR. FISHER: The MTA -- let me
25 come up.

1 TRUSTEE PHILLIPS: That needs to
2 be --

3 MR. FISHER: See if I can put a
4 little light on this for you all.

5 A little history. Don Fisher,
6 President, Railroad Museum of Long
7 Island, 440 Fourth Street, Greenport.

8 Specific to Mary Bess's question
9 about our building on Fourth Street, we
10 have a license with the MTA. I believe
11 that if you lease a property for more
12 than 99 years, Counsel may have some
13 comment on that, I think after 99 years
14 you can claim that you own the
15 property. It's been explained to me by
16 the MTA Real Estate Department, they
17 refuse the term "lease" so as to avoid
18 that 99 year business that someone like
19 the Village or Town organization can
20 take over the property. So we have
21 licenses with the MTA. The building is
22 licensed to the Railroad Museum of Long
23 Island. The four-plus acre property
24 that the building is sitting on is
25 licensed to the Incorporated Village of

1 Greenport.

2 Now, we are one hundred percent
3 responsible for all repairs and
4 maintenance of the building.

5 MAYOR STUESSI: You are for the
6 Railroad Museum?

7 MR. FISHER: For our building, I'm
8 only talking about Railroad Museum.

9 MAYOR STUESSI: If I could just
10 interject quickly, it's the exact
11 opposite for the Seaport Museum.

12 TRUSTEE PHILLIPS: Correct.

13 MAYOR STUESSI: The responsibility
14 of that building is on the Village.

15 DEPUTY MAYOR BRENNAN: That's not
16 the opposite, that's the same.

17 TRUSTEE PHILLIPS: No, it's
18 different.

19 MR. FISHER: In 1990, when the
20 original plot was licensed to the
21 Village, the turntable of the two
22 buildings were licensed to the Village.
23 We became a subletter to the Village.
24 And for the first three years, the
25 Railroad Museum actually paid \$500 a

1 month to the Village, to the MTA. How
2 it was split 40/60, 50/50, that was
3 before my time.

4 In 1993, the Trustees of the
5 museum at that time, before I was a
6 member, went to the MTA Board,
7 specifically the Suffolk County
8 representative on the MTA Board and
9 said this isn't working. \$500 a month
10 is killing us. And through those
11 negotiations in 1993, the MTA licensed
12 the building to us for one dollar a
13 year waived. Since then, we have two
14 more licenses with them in Riverhead.
15 Again, one dollar a year waived. So I
16 deal with the MTA Real Estate
17 Department for three licenses, one in
18 Greenport for the building, two in
19 Riverhead for property up there. We
20 don't pay them any money. The proviso
21 is we have to maintain everything in
22 the building. As a matter of fact, we
23 have a new roof going on in December.

24 MAYOR STUESSI: So the difference
25 is the Railroad Museum maintains their

1 buildings. The Village owns the
2 responsibility of maintaining the
3 Seaport Museum.

4 DEPUTY MAYOR BRENNAN: That's why
5 I'm saying the conditions are the same.

6 MAYOR STUESSI: Conditions are the
7 same, but the responsibility of
8 maintaining the building is opposite.

9 MR. FISHER: The Seaport Museum,
10 the old passenger station is still
11 licensed to the Village. And Mary Bess
12 is correct, you have a management
13 agreement with the Seaport
14 organization, Maritime organization to
15 manage the building for you because
16 historically that was going to be the
17 Greenport Police Department and Jail.
18 And when that went away, the
19 representatives of the Village went to
20 Albany to maintain a rather large fund
21 of money that had been given to turn it
22 into a police station. And the
23 negotiations in Albany came out that,
24 well, you can keep the money, turn it
25 into an educational facility. The

1 Village didn't want to run a museum, so
2 you have a management agreement with
3 the Seaport. Right now you guys are,
4 as I have experienced, you're
5 responsible for that building, we're
6 responsible for our building. I hope
7 that's helpful.

8 DEPUTY MAYOR BRENNAN: Thank you.

9 TRUSTEE DOUGHERTY-JOHNSON: Thank
10 you.

11 DEPUTY MAYOR BRENNAN: The
12 agreements for the railroad dock for
13 the party fishing vessels identify the
14 County as the lessor and identify the
15 Village sublicensee. No, as a
16 sublicensor.

17 TRUSTEE ROBINS: It would be a
18 lessee versus a lessor.

19 DEPUTY MAYOR BRENNAN: It
20 identifies the Village as a
21 sublicensor, and it identifies the
22 party vessel as the sublicensee. So it
23 considers the County to be a lessor,
24 and it looks at the Village and the
25 part vessel as having a license

1 relationship. So maybe that can be
2 cleaned up.

3 I did ask Counsel to look at the
4 additional insured requirements as well
5 because we asked the fishing vessel to
6 identify the Village as additional
7 insured, and we just want to make sure
8 we're meeting our obligation to the
9 County because they may need to be an
10 additional insured. If they're the
11 lessor, that are would be standard.

12 TRUSTEE PHILLIPS: Brian, I need
13 to go back a couple of years because my
14 understanding was that Suffolk
15 County -- we, as far as the dock, are
16 not responsible, the MTA owns the dock.
17 That's part of the MTA property.

18 ATTORNEY STOLAR: I'll do it this
19 way: There are documents that are
20 going to dictate the answers to the
21 questions that we're posing now, so
22 once we review all of that, we can
23 incorporate that into the other textual
24 changes that are going to be added.

25 TRUSTEE PHILLIPS: I have to do

1 some.

2 MAYOR STUESSI: We have them all.
3 The issue though is that there's a
4 tremendous expense in maintaining all
5 of this stuff for the County that the
6 Village took on years ago, and we have
7 aging -- continually aging
8 infrastructure that wasn't maintained.
9 And the Seaport Museum in particular,
10 which had put together a list some
11 years ago, repairs that needed to be
12 done, and we had requested that they
13 update it. Now, with the new executive
14 director over there, they've now done
15 that. And so we're going to be setting
16 a meeting, it sounds like likely the
17 December meeting they'll be ready to
18 have a discussion with the Board about
19 what needs to be done, how we can work
20 together on it, plus at the same time
21 review all the documentation that we
22 have with the County as well as our
23 agreement with the museum and request a
24 change from the museum potentially on
25 that agreement.

1 TRUSTEE PHILLIPS: Did you say you
2 had a list that they created as far as
3 what needs to be repaired?

4 MAYOR STUESSI: A partially.
5 They're apparently looking into it some
6 more, but it's not an insignificant
7 number.

8 TRUSTEE PHILLIPS: Well, I would
9 appreciate, and I'm sure maybe
10 Patrick --

11 MAYOR STUESSI: When it's
12 complete, we'll circulate the whole
13 thing well in advance of the meeting.

14 TRUSTEE ROBINS: They did a new
15 roof there sometime in the last ten
16 years. And it should have, you know,
17 at least another 15 years left on it,
18 Patrick.

19 DEPUTY MAYOR BRENNAN: What is it,
20 asphalt?

21 TRUSTEE ROBINS: Yeah, it's
22 asphalt shingle.

23 TRUSTEE PHILLIPS: We'll get all
24 the information and be able to digest
25 it before the meeting.

1 MAYOR STUESSI: Yeah, but I think
2 it also speaks to something else we've
3 been talking about, which is trying to
4 work with the Town to get the CPF law
5 implemented relative for both water
6 quality and for historic preservation
7 like every other village and town is
8 able to take advantage of because this
9 would be something that we could
10 immediately apply for and potentially
11 get funded out of CPF as opposed to the
12 Village having to put the burden on our
13 taxpayers to do this potential work for
14 the museum.

15 TRUSTEE PHILLIPS: Well, the other
16 option we have is that our grant
17 writing company could start looking
18 towards some historic funding. I'm
19 sure there has to be some private
20 funders that have been doing a lot with
21 the historic.

22 MAYOR STUESSI: Well, so that is
23 an option, but it's much more
24 complicated. We are already in front
25 of the State for a very significant

1 amount of funding between the technical
2 assistance grants for the housing
3 initiatives we have, the quarter of a
4 million dollars with the LWRP, as well
5 as the historic preservation grants
6 that we've applied for. And so there
7 is, you know, limited but most of them,
8 like the Gardiner Foundation grants,
9 require a 50/50 match, and that's the
10 same with most of these grants. So if
11 we want to use a ballpark number, say
12 it's going to be \$175,000 to repair the
13 Seaport Museum, which it's probably
14 close to that. Patrick is using his --
15 for anybody not seeing this.

16 DEPUTY MAYOR BRENNAN: It could be
17 more.

18 MAYOR STUESSI: It could be a
19 larger number, say it's \$200,000,
20 whatever it is, that means the Village
21 is going to need to come up with a
22 hundred thousand, even if we get a
23 matching grant for it. CPF would be a
24 very logical place to pull it from.

25 TRUSTEE PHILLIPS: Well, CPF also

1 would be in addition to any other
2 funding that come from other
3 directions. I just feel that, you
4 know, opportunities should be looked at
5 to try and make it where -- create the
6 information for us that this funding is
7 out there, and I just don't want to
8 miss an opportunity to not put this on
9 taxpayers because that's exactly where
10 it's going to go if we have to do any
11 major work down there.

12 MAYOR STUESSI: Well, CPF would be
13 the easiest because we are owed ten
14 percent of the total dollar figure
15 collected this year, which we haven't
16 seen.

17 DEPUTY MAYOR BRENNAN: Trustee
18 Lily, we know you've been working on
19 this. What's your view on using the
20 CPF funds for the Seaport?

21 TRUSTEE DOUGHERTY-JOHNSON: I
22 hadn't thought of it before. I guess I
23 haven't looked into historic as much.
24 And it's owned by the MTA, that's the
25 deal with it? I guess, yeah, I mean,

1 it could be eligible, it could work. I
2 do think hearing from Southold Town,
3 they're not very receptive to using it
4 for historic. But they're not really
5 receptive to water quality either or
6 even anything in the Village right this
7 second it seems like. But we can keep
8 fighting and asking for it. Yeah, I
9 mean, I guess most of the historic I've
10 seen I thought had been bought
11 privately and then --

12 MAYOR STUESSI: Well, I mean, some
13 examples would be, you know, on the
14 south fork over the last couple of
15 years you have the Sag Harbor Theater,
16 which was restored with CPF money. You
17 have the windmill in East Hampton, the
18 windmill in Southampton.

19 TRUSTEE DOUGHERTY-JOHNSON: The
20 theater was, like, already owned by the
21 theater and continued to be owned by
22 the theater.

23 TRUSTEE PHILLIPS: Somewhere in
24 the back of my mind, I don't think
25 municipal buildings --

1 TRUSTEE DOUGHERTY-JOHNSON: For
2 open space, they can't be. I think
3 historic may be a little different.
4 But, I mean, is the MTA municipal? I
5 guess it sort of is.

6 MAYOR STUESSI: I'm pretty certain
7 it would meet the qualifications. I
8 mean, the windmills in East Hampton and
9 Southampton are all owned by
10 municipalities.

11 TRUSTEE DOUGHERTY-JOHNSON: Yeah,
12 I mean, I think it could qualify. It's
13 just a question of getting Southold
14 Town to adopt that into the Town Code
15 and then actually implement it.

16 MAYOR STUESSI: They are required
17 to spend ten percent of total funds
18 collected for a disadvantaged
19 community, and that law went into
20 effect late December of last year. I
21 think the Town has collected somewhere
22 north of about 12 million dollars thus
23 far, so that puts us at about 1.2
24 million that has yet to be spent within
25 the Village of Greenport as of yet this

1 year.

2 TRUSTEE DOUGHERTY-JOHNSON: We
3 could add it to the list.

4 DEPUTY MAYOR BRENNAN: Please.

5 Big picture though, it's a very
6 positive thing that Peconic Star is
7 interested in renewing their lease and
8 getting a second boat.

9 MAYOR STUESSI: It will be great
10 to have two boats back over there
11 again, hopefully it's both of theirs.
12 They're taking folks out fishing and
13 also servicing the museum. The museum
14 has done a lot of really positive
15 momentum with their leadership change
16 and focused by the Board on taking a
17 look at the depth of what they provide,
18 and doing even more for the community
19 and children, and I know they've been
20 focused on some initiatives with
21 lighthouse too.

22 TRUSTEE PHILLIPS: I did have one
23 thing that's on the road and utilities.
24 Is it possible, because I've had some
25 people asking me what's going on with

1 the street lights, and I know that
2 they're working on the LED project?

3 MAYOR STUESSI: Yeah, I can update
4 you on that. So Lily, thank you for
5 including in the Village newsletter
6 last week that they had started to work
7 on the replacement of all the street
8 lights within the Village. This has
9 been a project that's been -- Adam,
10 when did they -- my God, a year plus
11 now?

12 TREASURER BRAUTIGAM: About, yeah.

13 MAYOR STUESSI: In the works. All
14 of the fixtures arrived, and they
15 started mobilization just over a week
16 ago. Lights have been replaced on
17 Front Street. They are now down in the
18 area of Fifth and Sixth Street and the
19 cross streets. And so, again, every
20 single street light within the Village,
21 which we have 14 different types of
22 fixtures throughout the Village,
23 imagine the work that Doug and our
24 light plan has to do managing all those
25 different fixtures, which are all

1 antiquated high energy use. The new
2 ones are all brand new fixtures, one
3 standardized fixture, which is an LED
4 fixture, as Trustee Phillips just
5 mentioned. It is energy saving, which
6 means it is going to cost Village
7 taxpayers less to provide electricity
8 to them. It's also going to last
9 significantly longer. And they're also
10 dark sky compliant. The real beauty of
11 them though is, of course, as one can
12 imagine going through the Village, you
13 know, street over by Susie's house
14 where there aren't a lot of trees might
15 have a light that doesn't have any
16 coverage, and it might be too bright.
17 We have the ability literally on a cell
18 phone to go adjust that one light
19 versus one that might have more tree
20 coverage on it and leaves throughout
21 most of the year, and you need to
22 brighten that one up in order to get
23 the safety coverage that you need on
24 the street. You can up that one up a
25 bit. So I would just urge folks

1 patience over the next month as these
2 all get installed because the way
3 they're moving through the Village to
4 get all this done is a very thoughtful
5 process, but there will be periods of
6 time where there might be some lights
7 out as part of the installation of it.

8 TRUSTEE ROBINS: Also, once a
9 light does go out, we will know
10 immediately and be able to --

11 MAYOR STUESSI: Yes. Which should
12 be a lot longer time period because
13 anybody who has ever used an LED light,
14 they know --

15 TRUSTEE ROBINS: They last a long
16 time. But they have an easy reporting
17 system now to monitor the lights.

18 MAYOR STUESSI: They're all
19 geolocated too. So we're just ramping
20 up with it, and I think, what did they
21 tell us, Adam, I think they're about
22 ten percent in to the total install
23 with it.

24 TREASURER BRAUTIGAM: Yes.

25 TRUSTEE PHILLIPS: Can we get an

1 update, since we updated on that, on
2 the Mitchell bulkhead?

3 MAYOR STUESSI: We're going to be
4 rolling right into that next with the
5 State. We also have an updated
6 engineering from D&B that I'll be
7 circulating to the Board too for our
8 next meeting to get those plans
9 finalized as part of it. But we're
10 going to be ready to start rolling into
11 that early next year it sounds like.

12 TRUSTEE PHILLIPS: Okay. So D&B
13 is going to be applying for or trying
14 to --

15 MAYOR STUESSI: They'll be doing
16 that as well as part of the emergency
17 work immediately following --

18 TRUSTEE PHILLIPS: So are we
19 changing the DEC permits to emergency
20 permits for the full bulkhead?

21 MAYOR STUESSI: Yes. Well, it's
22 two separate projects because of the
23 location, but yes, those are both
24 emergency.

25 TRUSTEE PHILLIPS: They're going

1 to be both emergency projects.

2 TRUSTEE ROBINS: They're going to
3 be combined?

4 MAYOR STUESSI: No, two separate.

5 TRUSTEE ROBINS: Two separate
6 projects? Okay.

7 DEPUTY MAYOR BRENNAN: The
8 bulkheads?

9 MAYOR STUESSI: Correct.

10 DEPUTY MAYOR BRENNAN: Do we need
11 to pass a resolution that it's an
12 emergency?

13 MAYOR STUESSI: We'll add that on
14 for next meeting.

15 TRUSTEE PHILLIPS: The DEC will
16 actually have to have a copy of that
17 resolution if you're going to do it
18 that way.

19 The other question I had on that
20 is since you're planning on trying to
21 press for beginning of the year, we did
22 a bond anticipation bill last year.
23 Are we going to hold off until we get
24 started trying to do that again?

25 TREASURER BRAUTIGAM: We currently

1 have bonding funds for the bulkhead for
2 1.4, 1.5 million dollars. I suggest we
3 do use most of those funds prior to --

4 TRUSTEE PHILLIPS: To going out
5 for another BAN.

6 TREASURER BRAUTIGAM: Yes, I think
7 we should get the project underway. We
8 have capital right now to start that
9 initial project, even more than just
10 start it, but I believe we should run
11 through the bonding funds prior to
12 additional borrows.

13 MAYOR STUESSI: And then I
14 understand Friends of -- pardon me, not
15 Friends of Mitchell Park, the Stirling
16 Historical Society wants to come in
17 front of us next month to present an
18 idea that puts historical signage
19 throughout Mitchell Park near the
20 walking path. We've not yet seen
21 anything as far as a plan. I
22 anticipate that Carol and the museum
23 Board should have something to us here
24 relatively soon. She said she'd be
25 ready for the December work session on

1 that. I know she was in front of the
2 historical HPC earlier this evening
3 talking about it, but we've not seen
4 anything yet in writing as part of
5 that. Their idea, which has been
6 approved for funding through Friends of
7 Mitchell Park, is to have a series of
8 signs throughout the edge of the park
9 in certain locations, which talk about
10 the history of the waterfront within
11 the Village.

12 TRUSTEE ROBINS: The Friends of
13 Mitchell Park did a project a couple of
14 years ago, story boards. Anyone
15 remember?

16 MAYOR STUESSI: No, I think that
17 might have been before I was here.

18 TRUSTEE ROBINS: Yeah, I don't
19 know if it was specific, but it was for
20 the kids in the community. They had
21 to -- Lily, do you remember that at
22 all?

23 TRUSTEE DOUGHERTY-JOHNSON: I
24 think it was, like, a children's book
25 that was, like, on -- that was, like, a

1 walking.

2 TRUSTEE ROBINS: It was following
3 the path, and they had a little --

4 MAYOR STUESSI: So this is
5 something you walk around with?

6 TRUSTEE ROBINS: No, no.

7 MAYOR STUESSI: There were actual
8 signs?

9 TRUSTEE DOUGHERTY-JOHNSON: They
10 were not super -- they were, like,
11 election sign type of things. They
12 have them --

13 TRUSTEE ROBINS: They were simple,
14 stick in the ground. It had a name, it
15 was the Story Board Project. I think
16 we have -- especially with the
17 anniversary coming up.

18 MAYOR STUESSI: Yeah, we're
19 looking to have, as I mentioned
20 earlier, they'll be presenting in our
21 December meeting on where we are in
22 planning for the festivities for next
23 year.

24 TRUSTEE ROBINS: I think they're
25 doing brick work over there right now.

1 I saw a backhoe.

2 MAYOR STUESSI: Who is doing brick
3 work?

4 TRUSTEE ROBINS: Over by the
5 Historical Society.

6 TRUSTEE DOUGHERTY-JOHNSON: It's a
7 fundraiser. You can buy a brick.

8 MAYOR STUESSI: I didn't realize
9 they started on that. We approved it
10 some time ago.

11 TRUSTEE ROBINS: They were working
12 on it the other day.

13 DEPUTY MAYOR BRENNAN: Can I
14 return to something the treasurer just
15 suggested? If we have 1.4 million
16 funds available to start the Mitchell
17 Park work, can we really do that where
18 we start it but we don't know the cost
19 of the second -- say it's a 2.8 million
20 dollar project.

21 TREASURER BRAUTIGAM: When I say
22 start, I'm really just referring to the
23 planning, any permitting fees we may
24 have, or the designs. The design stage
25 essentially.

1 DEPUTY MAYOR BRENNAN: So soft
2 costs.

3 TREASURER BRAUTIGAM: The soft
4 costs. At the time where we're ready
5 to actually put the shovel in the
6 ground, I do suggest we probably --

7 MAYOR STUESSI: The soft costs are
8 going to be under, like, 30 total all
9 in.

10 TRUSTEE PHILLIPS: I just don't
11 want to go for it and then not have the
12 funds.

13 And then the last question the
14 utilities is on the sewer report, are
15 we still waiting for the final?

16 MAYOR STUESSI: I'm going to give
17 you an update in executive session.
18 There are some legal issues relative to
19 that, but that will be also part of our
20 December work session, and some issues
21 that Adam will share of some other
22 potential connections.

23 Is there anybody that would like
24 to speak on any matters from the
25 public? It's been a long night. I

1 thank everybody for your patience.

2 I will make a --

3 TRUSTEE DOUGHERTY-JOHNSON: Mayor,
4 do you have a Planning Board code
5 summary?

6 MAYOR STUESSI: Yeah, so thank you
7 for mentioning that. That is really
8 sort of the primary reason for wanting
9 to do a longer daytime meeting in
10 December for our work session, which I
11 was going to reach out to everybody
12 separately on scheduling per my comment
13 earlier this evening is the Planning
14 Board has done quite a bit of work and
15 community engagement on different
16 things that they have sent to us.
17 We've all seen the framework lists on
18 it. It's going to take some time to go
19 through and prioritize, but I know
20 Patrick and I had had a meeting with
21 the Chair of our Planning Board and
22 Chair of the Code Committee as well,
23 and she's working to get the Code
24 Committee reestablished. We've got
25 interest from, I think, a total of five

1 individuals so far, including, of
2 course, John Saladino who was on it
3 before, he will serve again. The goal
4 would be that we as a Board are able to
5 got through this and prioritize the
6 items that we feel are important to get
7 updated in the code as part of it and
8 to turn that over to the Code Committee
9 to, you know, refine those specific
10 issues as part of it. Make sense?

11 TRUSTEE DOUGHERTY-JOHNSON: Yeah,
12 I just wanted to discuss the framework
13 because we hadn't mentioned it.
14 There's a lot of good stuff there.

15 MAYOR STUESSI: There is a lot of
16 good stuff there, and that was, you
17 know, one of the other reasons I was
18 suggesting to Rich we have him and the
19 BID participate in that meeting too
20 because there's a number of things, in
21 particular, the Downtown District
22 folks. So putting aside all the issues
23 in the neighborhoods, one larger
24 neighborhood issues that we still
25 continue to hear from people, and I

1 know there's been a recommendation to
2 still look at accessory dwelling units
3 and what might make sense as part of
4 that, preexisting or new build, and
5 then there are some other items too in
6 that list, but it was a very thoughtful
7 list that's come from the Planning
8 Board that they've spent a lot of work
9 on, and we should be in a good place
10 after we have the meeting and advance
11 some of those items.

12 DEPUTY MAYOR BRENNAN: I haven't
13 given my report.

14 MAYOR STUESSI: Yeah.

15 DEPUTY MAYOR BRENNAN: I just want
16 to give an update on the mini railroad.
17 The Rotary took it upon themselves to
18 send the engine, the actual motor from
19 the engine out to be repaired. So
20 that's great. It's important to
21 remember that the Rotary still owns the
22 train engine, the Village does not.
23 They took it upon themselves to take it
24 apart and ship it out to Pennsylvania.
25 It's still under repair. They're still

1 optimistic that they'll have it back
2 working and tested for next season.
3 But that's where it is.

4 And on the Fire Department, we
5 really touched on everything already
6 when the assistant chief was here.

7 I just want to talk about harbor
8 management. So you know, I met with
9 you and with Marina Manager Rick
10 Albanese to talk about the Bayman's
11 dock. I proposed a couple of minor
12 conditions that should be added to the
13 Bayman's dock agreement, and I don't
14 know who is going to do that. I sent
15 that back to Rick and yourself, but one
16 was to note the max allowable vessel
17 width. We do have a verbal policy, but
18 it's not in the policy. I think Rick
19 described it as eight and a half feet.
20 And then the other condition that we
21 need to add to that Bayman's dock is a
22 note saying that the people that use
23 the dock cannot affix or fasten or
24 attach anything to the dock. We have
25 had problems where tenants of that dock

1 have installed things inappropriately.
2 So I suggested that be added so that
3 will help Rick be able to manage that
4 situation. That's it.

5 MAYOR STUESSI: Julia, you guys
6 had a productive session putting decor
7 on the carousel.

8 TRUSTEE ROBINS: Yes. I want to
9 compliment Andrea from the Village, she
10 came to help and she was fabulous. She
11 managed to get all the wreaths hanging.
12 She had a problem initially, she hung
13 in there with it, and she got it done.
14 Nobody from the Committee showed up. I
15 mean, I wasn't really doing anything
16 except sort of being a cheerleader.
17 Dave Abatelli (phonetic) did the wiring
18 and stuff like that, so you know, I
19 think it's going to look pretty good.
20 I don't know if Doug got the wreath up
21 yet on the front. We have a big
22 wreath.

23 MAYOR STUESSI: Not yet, but he's
24 close. He's supposed to be finishing
25 all of the holiday decor by end of day

1 tomorrow, including the remaining
2 sculptures over the streets.

3 TRUSTEE ROBINS: They're excited.
4 And I guess once the tree is up, you
5 know, they'll be involved in what's
6 going on with the Christmas Parade.

7 MAYOR STUESSI: Looking toward to
8 the lighting.

9 TRUSTEE ROBINS: And I do have a
10 commitment from Rotary, they are
11 interested in providing a kettle, the
12 Salvation Army, they're set up in front
13 of Sweet Indulgences. They already
14 brought it to their meeting.

15 MAYOR STUESSI: Kara Hoblin knows
16 about that?

17 TRUSTEE ROBINS: Yeah, yeah. I
18 don't know if I spoke to her.

19 MAYOR STUESSI: Fantastic. Thank
20 you.

21 Mary Bess, any updates from Town
22 Transportation Committee on the status
23 of the rotary -- pardon me, the
24 roundabout.

25 TRUSTEE PHILLIPS: The roundabout,

1 they're pressing for it to get
2 finished. There is going to be
3 discussion about speed limits going
4 into the circle, which you had
5 mentioned, and that is part of the
6 project, so there is going to a speed
7 that -- you know, slow down going into
8 the circle.

9 The biggest thing that's going on
10 right now is the Transportation
11 Commission has taken on to go further
12 communication and further, I guess,
13 lobbying, you would say, to deal with
14 the stretch of road that comes into the
15 Village of Greenport by 7-Eleven,
16 Riverhead Building into changing the
17 speed limit along that particular
18 section, and also dealing with some
19 type of look at the end of Moore's Lane
20 because of the activity and some of the
21 accidents that have taken place there.
22 We're probably going to ask the State
23 to look at what possibly can be done to
24 make that a safer road, safer
25 intersection. Because in the

1 summertime, we all know, we can't make
2 a left-hand turn coming out of Moore's
3 Lane, so that's -- we will not have a
4 meeting in December. No, we have a
5 meeting in December. We don't have a
6 meeting in November, we'll have a
7 meeting in December again. So part of
8 the right now is Anne and I and the
9 chairperson putting together some
10 information that we'll ask the Board to
11 come back and support, but especially
12 on the thoroughfare that goes in front
13 of 7-Eleven, Riverhead Building, Sun
14 Ray Bus Company, and trying to get them
15 to change the speed limit.

16 MAYOR STUESSI: Yeah, I know we
17 had a number of folks over there from
18 Mills to the school suggesting that the
19 speed limit be lowered.

20 TRUSTEE ROBINS: The Town is
21 working on that, the speed limit change
22 there.

23 TRUSTEE PHILLIPS: That's part of
24 what the Transportation Commission is
25 working on. But it's a step because

1 it's a State Road, so the Town can't
2 just do it.

3 MAYOR STUESSI: Are there
4 suggestions on what else to do at that
5 intersection, other than speed? Was
6 there a discussion about a light or
7 anything?

8 TRUSTEE PHILLIPS: That's what I'm
9 talking about at the end of Moore's
10 Lane, that will be one of the things
11 that the State -- we will give them,
12 you know, examples of things that are
13 transpiring and ask them to take a look
14 at it. You have to ask the State to do
15 the study first before they'll do
16 anything, so I think that is actually
17 -- it's an important -- in thinking
18 about the summer traffic that we get
19 and the amount of activity there, I
20 think that there needs to be -- I mean,
21 there was a really bad accident between
22 a motorcycle and a bus, if I remember
23 correctly, and there's been a couple of
24 things that have been there quite
25 regularly. It's a busy road. It's

1 also the truck route for the State. So
2 we have tractor trailers that come up
3 and down that street, so I think it's a
4 good site for us to combine with the
5 Town of Southold. That's pretty much
6 it.

7 MAYOR STUESSI: Lily, did you want
8 to update on the Mural Committee or
9 anything else?

10 TRUSTEE DOUGHERTY-JOHNSON: I did
11 want to say that we did postpone the
12 mural, so if you're looking for a mural
13 on the Fifth Street bathroom, it's not
14 there. But hopefully in the spring.

15 And we may be adding some members,
16 but that's -- we're not quite there
17 yet. So we're working on the
18 guidelines, framework. So not too much
19 to report, but there is work going on.
20 That's all I have.

21 MAYOR STUESSI: Okay. I'll make a
22 motion then to go into executive
23 session, or pardon me, to close the
24 regular meeting.

25 DEPUTY MAYOR BRENNAN: Second.

1 MAYOR STUESSI: All in favor?

2 (Aye said in unison.)

3 MAYOR STUESSI: I'll make a motion
4 we go into executive session for
5 discussion of personnel matters.

6 DEPUTY MAYOR BRENNAN: I'd like to
7 add something to that, executive
8 session to get advice from Counsel on a
9 BID matter, or does that need to be
10 discussed in public meeting?

11 ATTORNEY STOLAR: No, we closed
12 the meeting. You can ask for legal
13 advice. Legal advice is outside the
14 context -- outside of open meetings
15 law.

16 MAYOR STUESSI: So moved.

17 TRUSTEE DOUGHERTY-JOHNSON:
18 Second.

19 MAYOR STUESSI: All in favor?

20 (Aye said in unison.)

21 (Whereupon, the meeting was
22 adjourned at 8:21 p.m.)

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

2

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

6 THAT the above and foregoing contains a
7 true and correct transcription of the
8 proceedings held on November 20, 2025, and
9 were reported by me.

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

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand this 25th day of NOVEMBER, 2025.

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AMY THOMAS

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