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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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VILLAGE OF GREENPORT

BOARD OF TRUSTEES

REGULAR SESSION

- - - - -x

Greenport Firehouse

December 4, 2025

6:00 p.m.

B E F O R E:

KEVIN STUESSI ~ MAYOR

PATRICK BRENNAN ~ DEPUTY MAYOR

MARY BESS PHILLIPS~ TRUSTEE

LILY DOUGHERTY-JOHNSON ~ TRUSTEE

JULIA ROBINS ~ TRUSTEE

CANDACE HALL ~ VILLAGE CLERK

JARED KASSCHAU, ESQ. ~ VILLAGE ATTORNEY

All other interested parties

MAYOR STUESSI: I make a motion
to open the Regular Meeting of the
Village Board.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Please stand
for the Pledge of Allegiance.

(Whereupon the Pledge of
Allegiance was recited.)

MAYOR STUESSI: Please stay
standing for a moment of silence
for the following Villagers:

Richard "Cutchie" Corazzini

Lillian T. Michiloff

John S. Doroski, Jr.

(Whereupon, a moment of silence
was held.)

MAYOR STUESSI: Please be seated.

For those of you who might be at

home and watching, we envy you
because it's a balmy 51 degrees in
here, hence all the winter garb
we're wearing.

A few announcements:

The Annual Village Festival of
Lights and Tree Lighting will be
this Saturday, December 6th at
5:00 p.m. The rain date is Sunday,
December 7th.

The Annual Menorah Lighting will
be held in Mitchell Park on the
first night of Hanukkah, which is
Sunday, December 14th at 5:00 p.m.

Village Hall will be closed on
the following dates:

Thursday, December 25th; and
Thursday January 1, 2026.

Village Hall will close at noon
on the following dates:

Wednesday December 24th; and
Wednesday December 31st, New
Years Eve.

With that, is there anybody from

the public that would like to speak
this evening?

MR. SALADINO: Just, can I
comment on your agenda?

MAYOR STUESSI: You can come up
to the podium.

MR. SALADINO: Well, I didn't
know if it was public hearing.
John Saladino and I live on 6th
Street.

I read your agenda and I don't
have a copy of it. And I'm not
sure if you're going to vote on
Chapter 103 or you're just going to
discuss it.

MAYOR STUESSI: We're voting on
the rental code.

MR. SALADINO: Okay, so you're
going to vote on that. Can you
share with me -- I read the short
portion on the website, the --

TRUSTEE ROBINS: Summary?

TRUSTEE PHILLIPS: Yeah,
summary.

2 MR. SALADINO: Summary. But I
3 didn't read Chapter 103. Could you
4 share with me how the new short
5 term rental law will effect the
6 Waterfront Commercial and the
7 Commercial Retail District?

8 MAYOR STUESSI: There are no
9 rentals permitted in Waterfront
10 Commercial.

11 MR. SALADINO: And the Commercial
12 Retail?

13 MAYOR STUESSI: Yes, correct.

14 TRUSTEE DOUGHERTY-JOHNSON: You
15 mean no short-term rentals.

16 MAYOR STUESSI: No short-term
17 rentals.

18 MR. SALADINO: No short-term
19 rental?

20 MAYOR STUESSI: Yeah.

21 MR. SALADINO: Does the permit
22 process apply to them also or
23 there's no short-term rental?

24 MAYOR STUESSI: They won't be
25 able to apply for a short-term

rental if they're within those districts.

MR. SALADINO: And the only reason I ask -- I'm in favor of that.

MAYOR STUESSI: Yeah.

MR. SALADINO: I think it's a good idea. But the only reason I ask is because I spoke to someone and they told me that they read Chapter 103 and they told me that no, no. If somebody already has a short-term rental in the Commercial Retail District they would be allowed to continue with it.

MAYOR STUESSI: No, that's not true.

MR. SALADINO: Easy peasy. Thank you.

MAYOR STUESSI: Thank you, sir, for attending.

MR. SALADINO: Thanks for having me.

MAYOR STUESSI: Anybody else

wish to speak this evening?

(No response.)

MAYOR STUESSI: No? All right,
with that we will turn it over to
agenda items.

Lily, you starting this evening
or are we starting with Julia?

TRUSTEE DOUGHERTY-JOHNSON: I'll
start.

MAYOR STUESSI: Okay.

TRUSTEE DOUGHERTY-JOHNSON:

RESOLUTION 12-2025-1;

RESOLUTION adopting the agenda as
printed. So moved.

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE ROBINS:

RESOLUTION 12-2025-2;

RESOLUTION accepting the monthly

reports of the Greenport Fire Department, Village Administration, Village Treasurer, Village Clerk, Village Attorney, Mayor and Board of Trustees. So moved.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN:

RESOLUTION 12-2025-3;

RESOLUTION authorizing Mayor Stuessi to sign the attached contract between SynergEV and the Village of Greenport, allowing sign SynergEV to replace and operate the existing EV chargers located in the Adams Street park lot. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE PHILLIPS:

RESOLUTION 12-2025-4;

RESOLUTION approving the attached
2025-2026 Service Fee Agreement
between the Village of Greenport
and Penflex, Inc. regarding the
2025-2026 fees applicable to the
administration by Penflex, Inc. of
the Village of Greenport Volunteer
Fire Department Length of Service
Awards Program and authorizing
Mayor Stuessi to sign the agreement
between Penflex, Inc. and the
Village of Greenport. So moved.

TRUSTEE DOUGHERTY-JOHNSON:

Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

RESOLUTION 12-2025-5;

RESOLUTION approving attached
budget modification number 6550, to
appropriate light fund reserves to
fund the relocation of the railroad
dock electric service panel and
directing that budget amendment
number 6550 be included as part of
the formal meeting minutes of the
November 25, 2025 meeting of the
Board of Trustees. So moved.

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE ROBINS:

RESOLUTION 12-2025-6;

RESOLUTION authorizing the hiring
of Kenneth Marulli as a part-time

Code Enforcement Officer for the
Village of Greenport at a pay rate
\$24.00 per hour effective
December 8, 2025. So moved.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN:

RESOLUTION 12-2025-7;

RESOLUTION authorizing the hiring
of Anna Gambone as an intern for
the Village of Greenport at a pay
rate of \$18.00 per hour, with a
maximum of 22 hours. So moved.

TRUSTEE PHILLIPS: Second,
discussion. Anna is going to be in
what department?

MAYOR STUESSI: Clerk's office.

VILLAGE CLERK HALL: Yes.

TRUSTEE PHILLIPS: Clerk's

office? And what's her function going to be?

VILLAGE CLERK HALL: She's working on a project to launch a photography contest for the Village to get stock images for the Village website.

TRUSTEE PHILLIPS: Okay. So do you have a time period on that? I know have you a maximum of 22 hours, but how long as far as --

VILLAGE CLERK HALL: Just for the -- I don't anticipate she's going to use the full 22 hours. That is the maximum. But it's going to be just for the month of December, so probably over the course of two weeks.

TRUSTEE PHILLIPS: Okay.

MAYOR STUESSI: All if favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE PHILLIPS:

RESOLUTION 12-2025-8;

RESOLUTION approving the public assembly application received from Kara Hoblin and The Greenport BID to host an outdoor Holiday Stroll on Saturday, December 19, 2025 between the hours of 5:00 p.m. and 8:00 p.m. The even will include a road closure on Front Street between Third Street and First Street from 4:00 p.m. to 9:00 p.m. Various organizations, businesses, the Greenport Fire Department, Southold Police Department and the Village of Greenport will be collaborating for this holiday event. So moved.

TRUSTEE DOUGHERTY-JOHNSON:

Second and discussion. I just want to double check that we don't need to suspend open container. That wasn't asked for?

MAYOR STUESSI: Correct.

TRUSTEE DOUGHERTY-JOHNSON: Okay.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

RESOLUTION 12-2025-9;

RESOLUTION approving public
assembly application received from
the Greenport Fire Department for
the Annual Washington's Birthday
Celebration and Parade on Saturday,
February 14, 2026; the parade will
kick off at 1:00 p.m. at
intersection of Main Street and
Knapp Place. So moved.

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE ROBINS:

RESOLUTION 12-2025-10;

RESOLUTION approving the public assembly application received from Nicki Gohorel on behalf of Clinton Memorial AME Zion Church and Coming to the Table to host the 3rd Annual Juneteenth Celebration and Parade on Saturday, June 20, 2026 from 10:00 a.m. to 6:00 p.m. The celebration will include a road closure for a parade (route outlined in the application) with a celebration to continue in Mitchell Park. So moved.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN:

RESOLUTION 12-2025-11;

RESOLUTION approving the public assembly application received from Paul Livsey of behalf of the Greenport Farmers Market to host a farmers market in Mitchell Park on Saturdays from 9:00 a.m. to 1:00 p.m. between May 23, 2026, through October 10, 2026. So moved.

TRUSTEE DOUGHERTY-JOHNSON: Second.

DEPUTY MAYOR BRENNAN: Discussion, please.

TRUSTEE ROBINS: Table, yeah.

DEPUTY MAYOR BRENNAN: You want to table?

TRUSTEE ROBINS: I'd like to table it actually.

DEPUTY MAYOR BRENNAN: So my question is it's being moved to Saturdays, so it will are no longer on Friday?

MAYOR STUESSI: Yeah, they've had a lot of success in with it and

the farmers are wanting to now move it to Saturday where some of them had already had other markets they were participating in. They believe they marketed it enough that they think it makes better sense to do it on Saturdays.

TRUSTEE PHILLIPS: I have to ask a question. Was the Business Improvement District sent this application to make sure they were aware of this?

VILLAGE CLERK HALL: No. They're not a part of our usual grouping of people that get the public assembly applications.

TRUSTEE ROBINS: I would argue that this probably has an impact on their businesses, so I think --

MAYOR STUESSI: Well, it's been successful now for two years on Fridays.

TRUSTEE ROBINS: On Friday, but this is a day change, you know, and

we never discussed this, that they wanted to move the day. You know, it's just a last minute thing that showed up on the resolution.

TRUSTEE DOUGHERTY-JOHNSON: We got the --

MAYOR STUESSI: We got the application many weeks ago.

TRUSTEE ROBINS: Well, I think it was a subject to discussion. Maybe we should discuss it.

MAYOR STUESSI: We can discuss it right now. What's your concern moving it from Friday to Saturday morning?

TRUSTEE ROBINS: Well, I think it would have an impact on the local businesses, that's what I'm thinking. From 9:00 to 1:00 we have local business that are overlapping some of the things that they're selling. And there's also a resolution for changing the open container law, which I don't think

is the same thing that they used
for the last one.

MAYOR STUESSI: It's the same
as what they've been doing the last
couple of years with doing sampling
per the application.

TRUSTEE ROBINS: Only in
Mitchell Park? Is it specific in
Mitchell Park?

MAYOR STUESSI: Yes, it's
within the park to do sampling of
beverages as they've been doing for
the last few summers.

TRUSTEE PHILLIPS: It's within
the parameters outlined in the
public assembly application, which
is Mitchell Park.

MAYOR STUESSI: I actually
believe that there will be less
conflicts with deliveries on
Saturday mornings as opposed to
Friday afternoons. You know, a lot
of the restaurants and neighborhood
retailers over there tend to get a

lot of last minute weekend
deliveries late Friday afternoon
and it causes quite a bit of havoc
when they're trying to get in over
in Texaco Alley area.

And frankly, Mary Bess, as you're
aware, you've spent some time
working with the Business
Improvement District, they're not
supposed to be getting deliveries
over there, but those businesses
still do.

TRUSTEE PHILLIPS: I also -- in
all fairness, okay, Saturday is a
busy delivery day around here.
It's --

MAYOR STUESSI: Much less so
than Fridays.

TRUSTEE PHILLIPS: Okay. That's
a debatable observation point.

TRUSTEE DOUGHERTY-JOHNSON: Well,
it does eliminate the conflict that
was with the band because it's not
on Friday.

MAYOR STUESSI: Yes, so you eliminate the crossover as they're loading out the farmers market and the band is coming in, which has actually been going relatively well considering the coordination it takes.

DEPUTY MAYOR BRENNAN: So was there other reasons put forward other than the vendors would prefer Saturday?

MAYOR STUESSI: That's the entire reason. The vendors would prefer to do Saturday. They believe they'll do more business on Saturdays. And, as I stated initially, they were concerned about not doing -- leaving their other Saturday markets and doing it on -- starting out on Friday to try it out and see how successful they were.

They've seen that they've had success and so there's a large

group of them who are now willing
to give up their other Saturday
markets to do it on Saturday
morning because they believe
they'll do better on Saturday
mornings than on Friday afternoons.

DEPUTY MAYOR BRENNAN: I'm sure
Mr. Livsey would like to know the
answer on this sooner than later
because he has to put things in
place, but I think it would be
appropriate to get BID's feedback
on this.

In the spirit of cooperation,
we've been asking BID to improve
the communication with this Board.
So I don't know if it would impact
Mr. Livsey if we put this off.

TRUSTEE PHILLIPS: We have two
meetings this month anyway.

TRUSTEE ROBINS: Two meetings
in December, right?

TRUSTEE PHILLIPS: Right.

TRUSTEE DOUGHERTY-JOHNSON: I

mean, it would be great then to do the sooner one.

MAYOR STUESSI: We should do it in the Work Session, yeah.

TRUSTEE PHILLIPS: Right.

(Whereupon, there was crosstalk.)

TRUSTEE DOUGHERTY-JOHNSON: -- wait until the regular.

I mean, I do think when this was discussed before some of the residents, there was a lot of people who thought a Saturday would be a better day.

MAYOR STUESSI: Yes.

TRUSTEE DOUGHERTY-JOHNSON: Just because less people work, more weekenders can come to it whereas a Friday afternoon is not as convenient for people.

And I do think -- like I mean, I don't know what businesses in Greenport are open on a Saturday, but not open on a Friday. So I'm

not sure what businesses would be impacted by this move really, but I understand the talking to BID. I'm not opposed to that.

TRUSTEE PHILLIPS: I think that in fairness, to not only to the business owners, but to the tax payers, as that district does pay taxes to the Village, that we should at least make the outreach to them to ask and get their opinions.

VILLAGE CLERK HALL: Can I ask, are you suggesting that I coordinate that or the applicant should be coordinating those pieces?

TRUSTEE PHILLIPS: I think probably -- I'll be more than willing to send it to the BID president to dispute to Board members because I heard a fair amount of discussion last year while it was going on. So I don't

have a problem doing that if
everybody is comfort with it.

MAYOR STUESSI: I think we
should have the clerk's office send
it over. I mean --

TRUSTEE PHILLIPS: Okay.

DEPUTY MAYOR BRENNAN: Okay.
Would we like to table this?

TRUSTEE ROBINS: That's what I
was asking for is us to table.

VILLAGE ATTORNEY KASSCHAU: There's
a motion to table. It hasn't been
seconded yet.

TRUSTEE PHILLIPS: I'll second it.

MAYOR STUESSI: Table it to the
work session on -- what date was
that, Candace, the 19th?

TRUSTEE ROBINS: 18th, I think
it was.

VILLAGE CLERK HALL: 18th.

TRUSTEE PHILLIPS: 18th, yeah.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

VILLAGE CLERK HALL: The second
-- the next one needs to be tabled.

TRUSTEE PHILLIPS: The second
one needs to be tabled.

MAYOR STUESSI: You know, it
occurs to me -- pardon me, if we're
going to be sending this to the
BID, we should also send it to this
other group that's now formed, The
Greenport Business -- I forget what
the title is that they're using --
at the same time, to get their
opinions as well.

VILLAGE CLERK HALL: I'm not
familiar with that group.

MAYOR STUESSI: I'll get you
the list.

TRUSTEE ROBINS: Is there a --

MAYOR STUESSI: Yes.

TRUSTEE PHILLIPS: I believe
they're not actually organized.

It's just a group of an e-mail chain, isn't it?

MAYOR STUESSI: They're very organized. They're the ones that are doing the Shellabration --

TRUSTEE PHILLIPS: No, I know they're doing Shellabration.

MAYOR STUESSI: -- this weekend. They're the ones that are doing the Holiday Stroll.

TRUSTEE PHILLIPS: But it's all through the BID. So, I mean, the BID is involved in it just as well. There is dissension between them, but to say that they're on official separate group, I have to disagree with you on than one, I'm sorry.

TRUSTEE DOUGHERTY-JOHNSON: Either way, it doesn't hurt to get as many --

MAYOR STUESSI: Yeah, the goal is to get perspective of businesses.

DEPUTY MAYOR BRENNAN: Agreed.

TRUSTEE PHILLIPS: I'm not disagreeing with it. It's just that they all are part of the BID whether they're disgruntled or not.

DEPUTY MAYOR BRENNAN: Agreed. I mean, we want to get business feedback on this.

MAYOR STUESSI: Right.

TRUSTEE PHILLIPS: So I'm going to make a Resolution to table RESOLUTION 12-2025-12 to the next Work Session, which is December 18, 2025. So moved.

TRUSTEE DOUGHERTY-JOHNSON: Second.

DEPUTY MAYOR BRENNAN: Discussion, discussion.

TRUSTEE ROBINS: Candace, there will be a -- there's just typo in that as well. You say that it will be held on Fridays beginning May 23, 2026 through October 10th. That should be Saturdays, if you want to make that correction.

MAYOR STUESSI: Good catch,

Julia.

TRUSTEE ROBINS: Huh?

MAYOR STUESSI: I said good
catch.

TRUSTEE ROBINS: Oh, yeah.
Thank you.

VILLAGE CLERK HALL: I'm sorry,
who seconded?

TRUSTEE PHILLIPS: Lily did.

DEPUTY MAYOR BRENNAN: I think
Lily did.

TRUSTEE DOUGHERTY-JOHNSON: I
did.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

Is it my turn?

TRUSTEE PHILLIPS: Yes.

TRUSTEE DOUGHERTY-JOHNSON:

RESOLUTION 12-2025-13;

RESOLUTION authorizing Mayor

Stuessi to sign the attached contract between Quick, Haulers, LLC and the Village of Greenport to provide dumpster disposal services at the Road Barm. So moved.

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE ROBINS:

RESOLUTION 12-2025-14;

RESOLUTION authorizing Mayor Stuessi to sign the attached contract between Mark Terry and the Village of Greenport, at a pay rate at \$125 per hour to provide planning consulting services. So moved.

DEPUTY MAYOR BRENNAN: Second and discussion, please. I think this is premature. Weren't we just

given this proposal yesterday?

MAYOR STUESSI: Yes. You want to table it?

DEPUTY MAYOR BRENNAN: Or we could discuss it. I'm not clear that we need to hire another planner at this point. This would be --

MAYOR STUESSI: So this is to supplement the work that's being done by LKMA. It's a cost savings over LKMA, as I've explained in the memo, in regards to it. We would have local boots on the ground, which would be helpful rather than having somebody need to travel for a lot of different items. He's got tremendous experience locally, as you're aware and I think that could be extremely valuable for a number of smaller items in the Village that we need help with.

DEPUTY MAYOR BRENNAN: Perhaps I'm not there myself yet.

TRUSTEE PHILLIPS: I've worked with Mark Terry before with Southold Town on the LWRP and some other issues with the commercial fishing industry and I have found him to be very focused and very moving forward and not stagnating. What I would like to see though is if we are going to approve it that L -- however, LA -- I get them confused.

TRUSTEE ROBINS: LKM (sic).

TRUSTEE PHILLIPS: LKAM (sic), that we should start weaning them off of some of the projects and let him take full responsibility. That was something that I would like --

MAYOR STUESSI: Yeah.

TRUSTEE PHILLIPS: -- to understand that that's going to happen. Because I agree with Patrick that we don't need so many at one point. I'm assuming that he's going to be working with the

Planning Board and the ZBA and the
Historic?

MAYOR STUESSI: And with Code
Committee, as needed, too.

TRUSTEE PHILLIPS: As a direct
contact and not the other entity
that --

MAYOR STUESSI: Right, and so
as I had mentioned in the memo, you
know, this would be in place of
work that LKMA or counsel might
have done on occasions where we
needed counsel for certain things
that may not arise to the level
where we need legal review on, sort
of, initial code stuff. And LKMA
is still available to us to use on
larger projects if and when we see
larger projects. Most of what we
have in our hopper right now is
smaller items that dont' require
large staff of people. So we would
have cost saving to the Village
taxpayers of over \$60 an hour.

DEPUTY MAYOR BRENNAN: Yeah, I think on a per hourly basis I understand that it may save money, but I'm concerned that we may not be able to control the expenses here because it looks like --

MAYOR STUESSI: Well, any hours that he would be having work done, we would control just like we do for LKMA. It's on an as-needed basis.

DEPUTY MAYOR BRENNAN: I'm not convinced that we can afford this. We also our anticipating hearing on our grant application for the LWRP. And I've already put in, you know, considerable amount of work vetting potential consultants for that including women-owned businesses and minority-owned businesses. And one of the things that you had proposed for Mr. Terry was that he work on the LWRP.

Now there may be a place for him

on that, but I think we're getting ahead of ourselves here and I would really prefer that we focus on getting the Village Administrator hired first before moving on to another consultant.

Because this also potentially overlaps with what the Village Administrator will be working on. And since we haven't settled on a candidate, we don't know what strengths or weaknesses that candidate is going to have. So I think we should consider this after the Village Administrator is hired.

TRUSTEE PHILLIPS: I think, in all honesty, I understand where you're coming from, but I also know that the frustration within the Planning Boards and the Zoning Board, especially the Planning Board, who has taken a fair amount of time and effort to present, to us as a Village Board, some

important documents and some important policy decisions that we need to make that I do believe that we, as a Board, may be relying more on Mr. Terry instead of constantly pushing it to the attorney's office and where they -- actually he would be working in conjunction with us and them.

I strongly believe that, you know, we need the Village administrator. We're working at that, but --

MAYOR STUESSI: Yeah, that's on our agenda for Executive Session tonight.

TRUSTEE PHILLIPS: -- but I don't -- I see that we have boards, statutory boards, that are moving forward with projects that need this assistance. And if we can get somebody who's had hands-on with this in his previous work experience, I think that the per

hour can be very much checked and balanced by getting a true picture of what he spends for time of effort on each project, which we do not get now to be honest with you. It's kind of a free-for-all a little bit. I understand where you're coming from, but I --

MAYOR STUESSI: So the biggest -- to your point, Mary Bess, the biggest thing that we have right in front of us is a lot of work with planning for Claudio's on their site plan.

And it's my belief that that's going to require a lot of onsite work, together with fire department, emergency services, the Planning Board. And I think we would be better served in this case by having a handoff from LKMA to somebody locally to do this piece of work, and he would be well-suited to work with them on that.

I'm suggesting that we enter into this to try it out. There's no obligation to any minimum number of hours whatsoever, and we look at it on a project-by-project basis and we can review it.

TRUSTEE ROBINS: Patrick, I tend to -- I know where you're coming from because, for me, mainly I think it was the suddenness of this thing. I mean, it's less than 24 hours since it was posited that, you know, were consider to hire this Mark Terry for this position.

And, Mary Bess, I understand, you know, we spoke and you know his history. I do not, okay? You know, I've heard him speak once or the twice at South Oak Town meetings and that's it.

So I think, if nothing else, maybe just to table it. Give us a little more time since -- like I said, sometimes when we have to make a

decision within less than 24 hours,
it's -- I honestly didn't have
enough time to consider this, you
know, that's all.

TRUSTEE DOUGHERTY-JOHNSON: Yeah,
I was going to say is there urgency
in like in the next two weeks?

MAYOR STUESSI: The goal is
really because some of the work
that we're going to be doing with
our deep dive On planning in
December, which I would like to
have somebody present for to work
with us on, as well as Claudio's
work that was coming up in front of
us.

I've expressed some frustrations
that we've had with LKMA due to
staff changeover over the last 9,
12 months and we keep having
somebody different assigned to us.
The one thing with this is we know
that there would be some regularity
with it.

DEPUTY MAYOR BRENNAN: I only learned that yesterday when you said you expressed concern with LKMA with the changeover. That's the first I am hearing of it.

MAYOR STUESSI: No, I brought it up in a prior meeting.

DEPUTY MAYOR BRENNAN: Well, look at that. My chair.

(Laughter.)

TRUSTEE PHILLIPS: Take the other one.

DEPUTY MAYOR BRENNAN: Yeah, so, I don't know. I would like the opportunity to speak to our Zoning Board Chair our Planning Board Chair. I would speak with our contact at LKMA to understand what's going on. They've been working with us for a long time.

I'm not saying that Mr. Terry would not be valuable to us. I just -- I haven't done any work on this. I feel like it's premature.

I think we're getting ahead of ourselves.

TRUSTEE PHILLIPS: So may I make a suggestion that we table this to Work Session?

MAYOR STUESSI: Go ahead.

TRUSTEE PHILLIPS: Because I have spoken to the Planning Board Chair about this because she has spoken to me about her frustrations with the current contractor, the frustrations of trying to get things -- the frustration from trying to get answers from us.

And I believe we have a very active Board that do not want to discourage. So I'm going to perhaps table this Resolution to the Work Session that is going to be held on December 18, 2025. So moved.

DEPUTY MAYOR BRENNAN: Second.

TRUSTEE DOUGHERTY-JOHNSON:

Discussion. I mean, is there a way

-- do we want to try him out at the December 18th meeting? Like have a suggestion, is there a way to do that without --

MAYOR STUESSI: We can easily set a cap on a certain number of hours and utilize it for that meeting with planning and our Work Session where we're going to do this deep dive on the list that came from the Planning Board.

It would be a good way to see how we all interact with each other as well. I've been working with him two years on the Zoning Update Advisory Committee for Southold Town. He just retired from the Town and became available.

The level of person that is out there, it's primarily these very large firms and we've had conflicts with a couple of them, including LKMA, on some sewer work. He was doing work for the Village, in

addition to doing work for somebody else.

We've seen the same thing Nelson Pope Voorhis who we were also considering and there just aren't people like this available. So if the Board might be agreeable, I think Lilly's idea would be a good one.

TRUSTEE DOUGHERTY-JOHNSON: Well, I just -- I know that the Planning Board Chair has already put a lot time and effort. And I know she comes to meetings and has sort of done that type of thing for us and I don't think we necessarily want to rely on that again. So if there is a good alternative, it might be worth doing at least for that day and discussing it further.

TRUSTEE ROBINS: Yeah, I mean, we received a resume from him. He sounds very interesting, you know, for sure. I just think we need a

little bit more time, that's all.

MAYOR STUESSI: Okay. So we are having this planning meeting as part of our Work Session this month, later this month. So there would not be an alternative person to attend.

TRUSTEE ROBINS: Okay.

MAYOR STUESSI: So we would need to wing it without if there was no desire to try him out as part of it, as Lily had suggested.

TRUSTEE PHILLIPS: I also feel that we need to have the neural person working with us on some of this stuff for the Planning Board who can guide us in a different direction because we've all been reading it, we've all been thinking about it, but sometimes someone who has been through it before and can set a guiding tone for us to think and make good decisions and the planning document -- as I said, the

Planning Board has spent a fair amount of time. They've put their blood and sweat into it.

I think that for us to have the advantage, to have a reference, as this would be important for us to do what's best for the Village community and whatever decisions we make.

I understand the lateness. I get very frustrated with the things that come to us before Board meetings, either 2 hours before or 24 hours. I understand that and I find it very frustrating to be exact. I had to calm myself down this afternoon. But I do know that we do have to move forward with the Planning Board document because we, as a Village, need to get our act together.

So, as I say, I'm in favor of hiring him. But if you want, we've got a Resolution on the table to

table it until next week to make a decision. So I guess I'll call a vote on that.

TRUSTEE ROBINS: And we can vote on it at that meeting if we chose to.

MAYOR STUESSI: Well, no, but the discussion is we might want to have him attend that meeting and participate with us.

TRUSTEE ROBINS: Oh, the Work Session you're talking about?

MAYOR STUESSI: Correct.

DEPUTY MAYOR BRENNAN: All that work, all the thought that needs to go into responding to the Planning Board is not going be accomplished in one meeting.

TRUSTEE PHILLIPS: No.

DEPUTY MAYOR BRENNAN: Right?
In our Work Session?

MAYOR STUESSI: Well, hopefully we're going to get some of it accomplished and setting

priorities. I mean, it's a very lengthy list. It would be my goal to get out of that meeting and be able to set priorities for items we want to refer over to the Code Committee.

By example, looking at the Downtown District and reviewing third floors within the Commercial District, an item we've been talking about for a long time. Dealing with preexisting accessory dwelling units. We've got a number of people, I see one in the audience, who has a built-out accessory unit that's not legal and we keep talking about it.

My hope would be some of these items, we as a Board, make a decision and say, we want Code Committee to prioritize these and start moving forward and have the coordination with somebody to assist, as a bridge, for planning

between the Planning Board, ZBA,
the Code Committee and the Village
Board.

TRUSTEE DOUGHERTY-JOHNSON: What
if we amended the original
resolution to be a cap of \$1,000
for now or something, just so we
can have him at that meeting, think
about it some more. Does that make
sense? Is that legal and possible?

TRUSTEE PHILLIPS: Well, the
other option that you could do is
we could assign that particular
project to him. And I also agree
with Patrick, it's not going to get
done in one meeting.

MAYOR STUESSI: No, of course
not.

TRUSTEE PHILLIPS: So perhaps
we could assign -- we could assign
this to him as the first project to
see how he works out for us and set
a goal for us to have it for the
next, three months, Patrick -- is

that what you're thinking -- or the next four months? Do you think it's going to be three or four months in diving into that document?

DEPUTY MAYOR BRENNAN: Yeah, I could imagine three or four meetings.

TRUSTEE PHILLIPS: Well, yeah, I'm sorry, meetings.

TRUSTEE ROBINS: Could we call him a provisional consultant?

TRUSTEE PHILLIPS: Well, a consultant --

MAYOR STUESSI: A consultant --

TRUSTEE PHILLIPS: -- you're either going to hire him or not hire him.

MAYOR STUESSI: Yeah, you're hiring him and you assign the hours.

TRUSTEE ROBINS: Oh, okay. So it's on an hours basis.

MAYOR STUESSI: Yes. We can set a cap or a certain number of

meetings or hours for it, project based. We can approve it for X number of meetings, as you were suggesting, or hours.

TRUSTEE DOUGHERTY-JOHNSON: There's a motion to table this, correct?

TRUSTEE PHILLIPS: You want to amend the table?

VILLAGE ATTORNEY KASSCHAU: You can vote not -- you can vote against tabling it if you want to go forward with the --

TRUSTEE PHILLIPS: Alright, call a vote then.

MAYOR STUESSI: Okay, so there's a motion to --

TRUSTEE PHILLIPS: Table to the Work Session.

MAYOR STUESSI: -- table it. I vote nay in regards to that.

TRUSTEE PHILLIPS: I'm going to vote no because I wanted -- we've been discussing other options, so no.

MAYOR STUESSI: Lily?

TRUSTEE DOUGHERTY-JOHNSON: No.

MAYOR STUESSI: Patrick?

DEPUTY MAYOR BRENNAN: Yes.

MAYOR STUESSI: Julia?

TRUSTEE ROBINS: No.

MAYOR STUESSI: Okay. One of
you want to make a motion?

TRUSTEE PHILLIPS: I make a
motion to assign -- what do we want
it? Do which have a title for that
document for the Planning Board?

MAYOR STUESSI: Consultant.

TRUSTEE PHILLIPS: A motion
to -- amendment to hire Consultant
Mark Terry as a pay rate of \$125
per hour to provide planning
consulting services to the Village
Board?

MAYOR STUESSI: On the Planning
Board framework document.

TRUSTEE PHILLIPS: -- on the
Planning Board framework document
for the next four meetings; does

everybody agree on that, or three meetings?

MAYOR STUESSI: I'd say three meetings.

TRUSTEE DOUGHERTY-JOHNSON: Do we want to cap it more at a dollar amount or an hour amount? Because that could also be -- I mean, you know, that could be -- to say the next three meetings, that could be a lot of -- that could be many, many hours on his part.

MAYOR STUESSI: Want to say \$2,500?

TRUSTEE PHILLIPS: Yeah, we can cap it at that. Yeah, just to get it moving because we have to get it moving.

DEPUTY MAYOR BRENNAN: How do we pay for it?

MAYOR STUESSI: We have a line item or a budget for planning consultant fees. We spent about 30,000 a year with LKMA.

DEPUTY MAYOR BRENNAN: Do you know where we're at year-to-date?

TRUSTEE PHILLIPS: Yeah, we were down to half.

DEPUTY MAYOR BRENNAN: Half?

TRUSTEE PHILLIPS: Yeah, it was close to half. Because some of LMKA (sic) has to be -- is reimbursed. Because it comes back when we charge people for the fees on the Planning Board when we ask -- when we have hired consultants for it.

MAYOR STUESSI: The only thing that we have forward looking that we need work on is Claudio's and then this project.

Alright, do you want to read the resolution again, Mary Bess?

TRUSTEE PHILLIPS: Jared, did you write it down because --

VILLAGE ATTORNEY KASSCHAU: Yeah, I did.

TRUSTEE PHILLIPS: Okay, go

ahead and then I'll change it.

VILLAGE ATTORNEY KASSCHAU: One other suggestion. It mentions an attached contract. I don't know if what we're doing here is going to affect the terms of that contract.

MAYOR STUESSI: It's just a proposal listing services and a dollar figure.

VILLAGE ATTORNEY KASSCHAU: Okay. RESOLUTION authorizing Mayor Stuessi to sign the attached contract between Mark Terry and the Village of Greenport --

VILLAGE CLERK HALL: It's not attached.

VILLAGE ATTORNEY KASSCHAU: -- at a pay rate of \$125 per hour to provide planning consulting services to the Village Board on the Planning Board documents at an amount not to exceed \$2,500.

TRUSTEE PHILLIPS: So moved.

TRUSTEE DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: Opposed.

MAYOR STUESSI: Opposed?

DEPUTY MAYOR BRENNAN: Opposed.

MAYOR STUESSI: All right,
who's got the next resolution?

TRUSTEE ROBINS: Is that me?

MAYOR STUESSI: I think it is.

TRUSTEE ROBINS: Okay.

TRUSTEE PHILLIPS: No, it's
Lily, isn't it.

VILLAGE CLERK HALL: It's
number eight. There's a typo.
Local law, it's number eight.

TRUSTEE DOUGHERTY-JOHNSON: I
don't think it's my turn.

TRUSTEE PHILLIPS: Julia, did
it and then Patrick did it. I
think maybe it's Patrick's turn.

TRUSTEE DOUGHERTY-JOHNSON: I'll

just go.

RESOLUTION 12-2025-15;

RESOLUTION adopting the attached
SEQRA Resolution regarding the
proposed local law 8 2025 amending
and restating Chapter 103 and
Section 150-11.2 of the Village of
Greenport Code; adopting lead
agency status, determining the
adoption of the local law amending
and restating Chapter 103 and
Section 150-11.2 to be an unlisted
action determining that the
adoption of the local law will not
have a negative impact on one or
more aspects of the environment and
adopting a negative declaration for
purpose of SEQRA. So moved.

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE ROBINS:

RESOLUTION 12-2025-16.

Adoption Resolution for proposed local law amending and restating Chapter 103 and Section 150-11.2 of the Village Code to modify regulations pertaining to the rental of dwelling units in the Village.

WHEREAS the Board of Trustees has been considering the adoption of a local amending and restating Chapter 103 and Section 150-11.2 of the Village Code, to modify regulations pertaining to the rental of dwelling units in the Village; and

WHEREAS, the Board referred the proposed local law to the Suffolk County Planning Commission and the Commission recommended that the Board take action as it deems appropriate; and

WHEREAS, the Board has conducted a comprehensive environmental review of the proposed local law and determined that the proposed law is an Unlisted Action under the State Environment Quality Review Act and will not result in a significant adverse environmental impact; and

WHEREAS, the Board published and posted notice of the law as required by law;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Greenport hereby adopts the proposed law as a Local Law 8 of 2025, a local law amending and restating Chapter 103 and Section 150-11.2 of the Village Code to modify regulations pertaining to the rental of dwelling units in the Village; and

BE IT FURTHER RESOLVED, that the Board direct the Village Clerk to

file the law with the New York
Secretary of State; and

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

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE PHILLIPS: I'm sorry, I
have --

DEPUTY MAYOR BRENNAN: Did you
have a discussion?

TRUSTEE PHILLIPS: Yeah, I have
a question. I know that we -- when
we agreed to put this on the
agenda, I believe we, as a Board,
asked what the plans were as far as
how it was going to be

implemented (sic) and how it was going to be enforced. I think that was one of our concerns. So I guess I am going to ask that question. How are we going to -- you know, how, within the Village employee scheme, the building department is going to, you know, start working on this and how -- who's going to be enforcing it?

MAYOR STUESSI: So, as we discussed in the last meeting, we had the opportunity to bring back our former office assistant Ken Marulli who was doing a great job. He came on Board relatively the same time George did and reorganized the department, but then he had to go back to New York City to fulfill a union obligation for his prior job.

He's now available again. We just approved a resolution earlier to bring him back on board in the

Village. He will be owning this project, together with Bernette (phonetic), who is also an office assistant, to manage the paperwork.

We will be developing a new application for the rentals. We already started some of the work on that. The way this law is drafted is that we are going to be allowing for a significant amount of weekend rentals in most cases, as everybody is aware.

We've been talking about this for quite some time, and originally were recommended by the Code Committee to do a 30-day minimum. Then the Board considered a two-week minimum. We were aligned for a bit of time and we got some pushback from the business community and ultimately put forward this new law that we're considering tonight for a vote, which has no minimum based upon

certain residency standards.

The key to implementing this is going to be the verification of all the needed paperwork as part of that. And so that will largely come through the implementation of the new applications and then follow-up thereafter. And so he will be dedicated to doing that.

This is somebody who's already for us and lives in the Village as well. So it's not something you can bring on. I have every bit of confidence that he'll do a great job with that and be available to process everything.

TRUSTEE ROBINS: Now he's possible for all code enforcement, not just rental law, correct?

MAYOR STUESSI: Correct.

TRUSTEE ROBINS: I mean, we how many hours a week will he be working?

MAYOR STUESSI: You got George --

2 TRUSTEE ROBINS: Well, George
3 is the building inspector.

4 MAYOR STUESSI: But he does
5 code work as well, just like Alex
6 did or what the fellow's name
7 before, Greg?

8 TRUSTEE ROBINS: Greg.

9 DEPUTY MAYOR BRENNAN: How many
10 hours are we anticipating?

11 MAYOR STUESSI: Twenty to start.

12 TRUSTEE PHILLIPS: And are we
13 still dealing with the temp
14 situation, the paperwork?

15 MAYOR STUESSI: We are moving
16 forward with getting our office
17 instant off of temp and on the full
18 time.

19 VILLAGE CLERK HALL: Part time.

20 MAYOR STUESSI: Pardon me,
21 part-time. I mean, no. On the
22 Village payroll outside of the temp
23 covering.

24 TRUSTEE PHILLIPS: Okay.

25 MAYOR STUESSI: She's been

doing a fantastic job and we've a discussion with her about moving her into the roll.

TRUSTEE PHILLIPS: Right, but she's also an expense. At the moment, the temp is an expense.

MAYOR STUESSI: Yes.

TRUSTEE PHILLIPS: Okay. And then the other thing is moving on to -- we originally, two years ago, spent 20-some-odd thousands dollars for a program for short-term rental's. What's the status of that situation?

MAYOR STUESSI: So we have a credit on that and we will be looking to likely implement it. We're having a follow-up discussion with them on it.

TRUSTEE PHILLIPS: Is it possible that for the next Work Session, that we, as a Board, hear about that? Because that is part of --

MAYOR STUESSI: Yes.

TRUSTEE PHILLIPS: -- the enforcement issue and I do believe that the public needs to know that this code is being put on, but that it is one that's not going to fall to the wayside and then all of a sudden it's -- you know, the public is now shocked that they didn't realize that this was being implemented (sic).

MAYOR STUESSI: Well, I would find it hard to believe for anybody to be shocked when we've been talking about it for years, but we will also be using the Communication Committee to help us get the word out, plus we intend to send a notice to everybody that currently has a rental application.

Obviously, the law that's in front of us we will be considering a longer term, you know, annual, two-year rental permit, as well as

a short-term rental permit. And that will be communicated to everybody that currently has one, letting them know what the new law is and that they will need to provide additional information as part of the new ordinance.

TRUSTEE PHILLIPS: And this resolution that we received late this afternoon, we're going to be doing that as add-on to our agenda?

TRUSTEE DOUGHERTY-JOHNSON: It's on here.

TRUSTEE PHILLIPS: Is it on there? I didn't get to --

MAYOR STUESSI: Yes. These are the fees that we had discussed in prior meetings.

TRUSTEE PHILLIPS: Right. Is it on here, written on here?

MAYOR STUESSI: Yeah, it's on there.

TRUSTEE DOUGHERTY-JOHNSON: Yeah, it's the last one.

TRUSTEE PHILLIPS: Oh, okay.

All right, I didn't get that far yet with it. Okay.

DEPUTY MAYOR BRENNAN: Mary Bess, I'm glad you brought that up. I forgot about issue and we hadn't discussed it last month about the need to have enforcement in place, and so I'm glad the Mayor explained how he sees this working. Yeah, I hope it works out with Ken. I hope it's enough time. This is really, really critical that the enforcement piece is there.

TRUSTEE PHILLIPS: Perhaps as part of the communication we could have, at the work session, a status report as to where he's in the process as far as, you know, if the letters have been sent out, the response.

I think we need to be kept informed on that as the public is the -- we're the face that they see

first when they have a complaint or -- a complaint or a compliment, I'm not sure which it's more of. But I just think we need to be updated each month on what's going on with this so that everybody's on the same understanding of where we're at.

MAYOR STUESSI: Anything else?

(No response.)

MAYOR STUESSI: No?

DEPUTY MAYOR BRENNAN: So is there a -- in the monthly report there's a Building Department portion. Is there a Code Enforcement report currently?

MAYOR STUESSI: We're working on getting that established with the incoming report.

TRUSTEE ROBINS: Separate from the building permits? It will be separate from the --

MAYOR STUESSI: Correct, yes.

DEPUTY MAYOR BRENNAN: Yeah, I

think that will be valuable.

MAYOR STUESSI: I brought up in our last Work Session that we were working to get back online with Municipity. We're negotiating with them still. The cost came in really high, but we'll have an update for you in the Work Session in two weeks.

TRUSTEE PHILLIPS: And that's completely separate from the Town of Southold?

MAYOR STUESSI: Yep.

TRUSTEE PHILLIPS: Okay.

DEPUTY MAYOR BRENNAN: That was a discussion. Do we need to call a vote again?

VILLAGE ATTORNEY KASSCHAU: Yes.

MAYOR STUESSI: Yes. And the only thing I wanted to add is I'm very conflicted by the law that is in front of us. I've watched all of the conversations that we've had over the last 18 months or so in

regards to it and where we started
and where we were and where we are.

I understand the desire to have
weekend rentals, which are
available right now in many cases,
but this law with allowing for
essentially no minimum, is very
different than anything else on the
entirety of the eastern end from,
you know, Riverhead and both Forks
and Southold as well.

I think it would have been my
preference to have seen us stick
with the two weeks that we were
considering last in matching what
Southold has and is moving forward
with. But I do understand a lot of
folks in the business community and
their concerns, but I think we need
to have some more thoughtful
conversations with the business
community and the BID in
particular, about what we can do to
look at driving business in the

offseason instead of just focusing on driving, as much as possible, the weekend business.

TRUSTEE PHILLIPS: Go ahead, Julia. You were going to say something?

TRUSTEE ROBINS: No.

TRUSTEE PHILLIPS: I am as conflicted as the Mayor is, but the issue that I have and hopefully it will be something that will continue is that we're putting a code on the books that will be fair in code enforcement. And the enforcement section will start to work itself out so that people who complain about the situation as to why they wanted to curtail short-term rentals completely, will feel comfortable with this code.

So that's the only reason why I'm pushing that the implementation, that we keep -- the Board be informed continuously every month

as to what's going on and the enforcement issues as they come up or where we're going to sit with that. So that's all I have to say.

TRUSTEE ROBINS: Yeah, I think this law speaks to the situation that we're dealing with at the moment with the Village. Really, Mary Bess, it's what we have and what we're dealing with. And, you know, it's flexible. I mean, if we change it in a year, we can change it, okay? But I agree, we should give it a try. We need to move forward. I think this will work.

MAYOR STUESSI: Okay. Your vote, Julia.

TRUSTEE ROBINS: Aye.

MAYOR STUESSI: Patrick?

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Mary Bess?

TRUSTEE PHILLIPS: Aye.

MAYOR STUESSI: Lily?

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: And I vote no.

Whose got the next resolution?

TRUSTEE PHILLIPS: Patrick does.

DEPUTY MAYOR BRENNAN: What are
we up to? 18?

TRUSTEE ROBINS: Eighteen, yeah.

DEPUTY MAYOR BRENNAN:

RESOLUTION 12-2025-18;

WHEREAS, the Board of Trustees
has adopted Local Law 8 2025.

VILLAGE ATTORNEY KASSCHAU:

That's 17.

TRUSTEE ROBINS: Oh, that's
right, 17.

DEPUTY MAYOR BRENNAN: Yep,
Excuse me.

RESOLUTION 12-2025-17;

RESOLUTION REQUESTING AN
AMENDMENT TO THE NEW YORK STATE TAX
LAW TO AUTHORIZE THE VILLAGE TO
IMPOSE AN OCCUPANCY TAX;

WHEREAS, the Village of Greenport
finds and determines that Village
residents would benefit from

increased revenue generated by
imposing an occupancy tax on
transient residential units such
as, but not limited to, hotels,
motels, inns, bed and breakfast
establishments, apartment hotels,
short term rental units, and
certain bungalows, condominiums,
cottages, and cabins; and

WHEREAS, the statutory authority
to impose such occupancy tax must
be granted by the New York
Legislature upon introduction and
passage of an amendment to
Article 29 of the New York State
Tax Law, specifically Subpart A,
title "Taxes Administered by
Cities, Counties and School
Districts," of Part 1, "Authority
to Impose Taxes"; and

WHEREAS, in order effectuate said
amendment, the Board of Trustees
must make a request in the form of
a resolution to Tommy John

Schiavoni, New York State Assembly Representative for the 1st Assembly District and Anthony Palumbo, New York state Senator for the 1st Senate District, which includes the Village of Greenport.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Trustees authorizes the Mayor to make such request to Assemblyman Schiavoni before January 1, 2026, by forwarding a true copy of this Resolution to him requesting that a new section 1202 be added to Part 1, of Subpart A of Article 29, in a form substantially similar to the form attached hereto, to authorize the Village of Greenport to draft a local law imposing an occupancy tax in the Village of Greenport.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE PHILLIPS:

RESOLUTION 12-2025-18;

WHEREAS, the Board of Trustees
has adopted Local Law 8 of 2025
amending and restating Chapter 103
and providing therein modifications
to the regulations pertaining to
the rental of dwelling units in the
Village; and

WHEREAS, Local Law 8 of 2025
contains an effective date of
January 1, 2026; and

WHEREAS, Local Law 8 of 2025
requires that owners of property
obtain long term and short term
rental permits, as appropriate; and

WHEREAS, the Local Law 8 of 2025
provides that the Board, by
resolution, to provide for rental
permit fees for long term and short

term rentals (as these terms are
defined in Local Law 8 of 2025;

NOW, THEREFORE, BE IT RESOLVED,
that the Board determines:

Number 1. The fee amount for
long-term rentals shall be \$250 for
a 2-year permit period and the fee
amount of short-term rental permits
shall be \$750 for the 1-year permit
period.

Number 2. Owner shall obtain
permits with the timeframe set
forth in Local Law 8 of 2025.

So moved.

TRUSTEE DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

VILLAGE ATTORNEY KASSCHAU:
Board, if we could just please
recall 12-2025-17. It needs to be

a roll call vote. So we'll call that.

VILLAGE CLERK HALL: Trustee Robins?

TRUSTEE ROBINS: Aye.

VILLAGE CLERK HALL: Deputy Mayor Brennan?

DEPUTY MAYOR BRENNAN: Aye.

VILLAGE CLERK HALL: Mayor Stuessi?

MAYOR STUESSI: Aye.

VILLAGE CLERK HALL: Trustee Phillips?

TRUSTEE PHILLIPS: Aye.

VILLAGE CLERK HALL: Trustee Dougherty-Johnson.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

VILLAGE ATTORNEY KASSCHAU:
Thank you.

MAYOR STUESSI: All right, with that, I will make a motion to close the public portion of the meeting to go into Executive Session.

MS. LOFRESE: Excuse me. I

missed the beginning thing.

MAYOR STUESSI: Pardon me?

MS. LOFRESE: I missed the -- I thought the public comments would be at the end of this. I didn't realize it was at the beginning.

MAYOR STUESSI: Okay, we'll make an exception this evening.

MS. LOFRESE: Okay, sorry.

MAYOR STUESSI: No problem. In Work Session it's at the end of the meeting and in Regular Session --

MS. LOFRESE: I always feel like they make you wait until the end like to talk.

MAYOR STUESSI: Not a problem.

MS. LOFRESE: Alright. So Kathy Lofrese, 248 Fifth Avenue. I just want to come up because we have complained for well over two years now, everybody on 5th Avenue, about TJ's house and the amount of garbage on the side of it. It's six feet high. There's rats,

everything.

I know that Scott Hollid has written at least 50 e-mails about this. There was a stabbing there a year and a half ago. There's been, I don't know, 20 fentanyl overdoses, and two weeks ago a woman was found dead in the backyard from an overdose and the fire department couldn't get a stretcher to the yard because of the six-foot high pile of garbage all along the side of the house.

So they had to break down the fence on the opposite side of the house. And then -- they -- he, obviously, was told like we can't get in because of this garbage. And now he's taken all the garbage from the side of the house that prevented the fire department, and has now put it along the street on 5th Avenue.

MAYOR STUESSI: Did you go by

today.

MS. LOFRESE: No.

MAYOR STUESSI: It was cleared.

MS. LOFRESE: Oh, they took it?

MAYOR STUESSI: No, they didn't take. The Village has been making efforts with them to get them to take care of it. They did not. Because it was on Village property, which is the parking strip between the sidewalk and the street, the Village removed it and we will be billing them for it.

MS. LOFRESE: Okay.

MAYOR STUESSI: We are --

MS. LOFRESE: But --

MAYOR STUESSI: If you let me finish.

MS. LOFRESE: Go ahead.

MAYOR STUESSI: We are not able to go on their property without legal authority. The Village is pursuing that to deal with some of the other issues. As a property

owner, you, of course, can understand, you don't want anybody coming on. But when the property is in bad condition, there are legal avenues that we can pursue.

As it relates to any of the issues you bring up relative to supposed drug use or incidents on the property, I am aware of a number of different things that have occurred there and I have heard complaints from some of the other neighbors that things do happen. I would encourage you, if you ever see or be aware of anything, to call the police department immediately.

MS. LOFRESE: I mean, I --

MAYOR STUESSI: The Village -- let me just finish. The Village does not deal with policing issues, drug use, things like that. That is a police department function and they are the only ones that can

deal with that.

MS. LOFRESE: They're there all the time.

MAYOR STUESSI: I know.

AUDIENCE MEMBER: It's just, it's scary, you know?

MAYOR STUESSI: Yeah, I sympathize.

MS. LOFRESE: Literally, like I cross the street and walk down the block on the other side. I don't walk passed that house because you never know who's going to be there and who's going to come out.

MAYOR STUESSI: Well, drive by on your way home this evening and you'll see everything is cleared up.

MS. LOFRESE: I mean, I was there today. I think it was dark already though so I didn't see it.

TRUSTEE ROBINS: Do you know the address of the house so I know what you're talking about? I'm

sorry, I don't --

MAYOR STUESSI: South Street
between 4th and 5th.

MS. LOFRESE: Yeah.

DEPUTY MAYOR BRENNAN: I
thought you were saying 5th Street.

MS. LOFRESE: No. I'm sorry.
I'm on the corner of 5th and South.
So it's on South Street.

TRUSTEE ROBINS: Oh, okay.

MS. LOFRESE: It's -- I mean,
it's literal next store to Scott
Hollid and on the other side is the
chief of the Greenport Fire
Department, on both sides of the
house. It's just, I don't know, I
don't know how this could be in a
-- like it's a -- we live in such a
beautiful Village, like how can
this be there?

MAYOR STUESSI: There are other
places in the Village that we are
dealing with and continue to deal
with. The Village, over the course

of the last couple of years, has had to condemn properties that were in such bad disrepair. We even had to demolish some that were in such bad disrepair and had people living in them.

MS. LOFRESE: Yeah. I mean, I guess as long as you know. It's just -- you know, plus it's scary. There are children in that house. Like it's, you know --

MAYOR STUESSI: Again, I would encourage you, if you see anything concerning, call 9-1-1 right away.

MS. LOFRESE: Okay.

MAYOR STUESSI: That's the best way to deal with --

MS. LOFRESE: Okay. I mean, like everybody on our street, at some point, has because there's been fights, like I said, there was that stabbing.

MAYOR STUESSI: Yeah.

MS. LOFRESE: But I mean, one

day I saw somebody fall out the upstairs window. You know, it's a lot of different things happening there, you know? It's never a dull moment it seems like. But I guess we'll just continue to try to -- but like, I don't know, like you can't do anything as far as like, I don't think -- he's a young kid. Like I don't think he's paying the tax. He kind of inherited that house. Like there's no way --

MAYOR STUESSI: The property -- I am not going to speak to the status of the property taxes on that property, but, you know, throughout the course of a year, we have many properties that don't pay taxes. Usually by the time we get to what's called a tax auction when we auction off the property tax liability, most people have paid them. In certain cases, people will not pay them and then somebody

else purchases them. Which means in the stack of debt, they're pretty high up. And then if the person ends up losing the house or defaults, they've got a good chance to purchase it.

MS. LOFRESE: Okay. Alright, well, thank you.

MAYOR STUESSI: By not paying property taxes doesn't mean that --

MS. LOFRESE: The Village can't do anything.

MAYOR STUESSI: Well, we do. I mean, we auction off the liability to somebody else, but it doesn't give us the ability to kick somebody out of the property.

MS. LOFRESE: Okay. All right, thank you.

MAYOR STUESSI: All right. So I'll make that motion again to close the Regular Session and go into Executive Session.

DEPUTY MAYOR BRENNAN: For what

purpose?

MAYOR STUESSI: For discussion
of personnel matters and advise of
counsel.

DEPUTY MAYOR BRENNAN: Thank you.

TRUSTEE DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: The public
portion of the meeting is closed.
Thank you, everybody. Stay warm
out there.

(Whereupon, the Village of
Greenport Regular Meeting concluded
at 6:58 p.m.)

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

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

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

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

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

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



REBECCA WOOD