

1

2 VILLAGE OF GREENPORT

3 COUNTY OF SUFFOLK : STATE OF NEW YORK

4 -

5 VILLAGE OF GREENPORT

6 BOARD OF TRUSTEES

7 REGULAR SESSION

8 - x

9 Greenport Firehouse

10 December 4, 2025

11 6:00 p.m.

12

13 B E F O R E:

14

15 KEVIN STUESSI ~ MAYOR

16 PATRICK BRENNAN ~ DEPUTY MAYOR

17 MARY BESS PHILLIPS ~ TRUSTEE

18 LILY DOUGHERTY-JOHNSON ~ TRUSTEE

19 JULIA ROBINS ~ TRUSTEE

20 CANDACE HALL ~ VILLAGE CLERK

21 JARED KASSCHAU, ESQ. ~ VILLAGE ATTORNEY

22

23 All other interested parties

24

25

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

5 DEPUTY MAYOR BRENNAN: Second.

6 MAYOR STUESSI: All in favor?

7 TRUSTEE ROBINS: Aye.

8 DEPUTY MAYOR BRENNAN: Aye.

9 MAYOR STUESSI: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE DOUGHERTY-JOHNSON: Aye.

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

14 (Whereupon the Pledge of
15 Allegiance was recited.)

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

19 Richard "Cutchie" Corazzini

20 Lillian T. Michiloff

21 John S. Doroski, Jr.

22 (Whereupon, a moment of silence
23 was held.)

24 MAYOR STUESSI: Please be seated.

25 For those of you who might be at

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

6 A few announcements:

7 The Annual Village Festival of
8 Lights and Tree Lighting will be
9 this Saturday, December 6th at
10 5:00 p.m. The rain date is Sunday,
11 December 7th.

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

16 Village Hall will be closed on
17 the following dates:

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

20 Village Hall will close at noon
21 on the following dates:

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

25 With that, is there anybody from

2 the public that would like to speak
3 this evening?

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

6 MAYOR STUESSI: You can come up
7 to the podium.

8 MR. SALADINO: Well, I didn't
9 know if it was public hearing.

10 John Saladino and I live on 6th
11 Street.

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

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

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

23 TRUSTEE ROBINS: Summary?

24 TRUSTEE PHILLIPS: Yeah,
25 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

2 rental if they're within those
3 districts.

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

7 MAYOR STUESSI: Yeah.

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

17 MAYOR STUESSI: No, that's not
18 true.

19 MR. SALADINO: Easy peasy.
20 Thank you.

21 MAYOR STUESSI: Thank you, sir,
22 for attending.

23 MR. SALADINO: Thanks for
24 having me.

25 MAYOR STUESSI: Anybody else

2 wish to speak this evening?

3 (No response.)

4 MAYOR STUESSI: No? All right,

5 with that we will turn it over to

6 agenda items.

7 Lily, you starting this evening

8 or are we starting with Julia?

9 TRUSTEE DOUGHERTY-JOHNSON: I'll
10 start.

11 MAYOR STUESSI: Okay.

12 TRUSTEE DOUGHERTY-JOHNSON:

13 RESOLUTION 12-2025-1;

14 RESOLUTION adopting the agenda as
15 printed. So moved.

16 TRUSTEE ROBINS: Second.

17 MAYOR STUESSI: All in favor?

18 TRUSTEE ROBINS: Aye.

19 DEPUTY MAYOR BRENNAN: Aye.

20 MAYOR STUESSI: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 TRUSTEE DOUGHERTY-JOHNSON: Aye.

23 TRUSTEE ROBINS:

24 RESOLUTION 12-2025-2;

25 RESOLUTION accepting the monthly

2 reports of the Greenport Fire
3 Department, Village Administration,
4 Village Treasurer, Village Clerk,
5 Village Attorney, Mayor and Board
6 of Trustees. So moved.

7 DEPUTY MAYOR BRENNAN: Second.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 DEPUTY MAYOR BRENNAN: Aye.

11 MAYOR STUESSI: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE DOUGHERTY-JOHNSON: Aye.

14 DEPUTY MAYOR BRENNAN:

15 RESOLUTION 12-2025-3;

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

23 TRUSTEE PHILLIPS: Second.

24 MAYOR STUESSI: All in favor?

25 TRUSTEE ROBINS: Aye.

2 DEPUTY MAYOR BRENNAN: Aye.

3 MAYOR STUESSI: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE DOUGHERTY-JOHNSON: Aye.

6 TRUSTEE PHILLIPS:

7 RESOLUTION 12-2025-4;

8 RESOLUTION approving the attached

9 2025-2026 Service Fee Agreement

10 between the Village of Greenport

11 and Penflex, Inc. regarding the

12 2025-2026 fees applicable to the

13 administration by Penflex, Inc. of

14 the Village of Greenport Volunteer

15 Fire Department Length of Service

16 Awards Program and authorizing

17 Mayor Stuessi to sign the agreement

18 between Penflex, Inc. and the

19 Village of Greenport. So moved.

20 TRUSTEE DOUGHERTY-JOHNSON:

21 Second.

22 MAYOR STUESSI: All in favor?

23 TRUSTEE ROBINS: Aye.

24 DEPUTY MAYOR BRENNAN: Aye.

25 MAYOR STUESSI: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE DOUGHERTY-JOHNSON: Aye.

4 RESOLUTION 12-2025-5;

5 RESOLUTION approving attached

6 budget modification number 6550, to

7 appropriate light fund reserves to

8 fund the relocation of the railroad

9 dock electric service panel and

10 directing that budget amendment

11 number 6550 be included as part of

12 the formal meeting minutes of the

13 November 25, 2025 meeting of the

14 Board of Trustees. So moved.

15 TRUSTEE ROBINS: Second.

16 MAYOR STUESSI: All in favor?

17 TRUSTEE ROBINS: Aye.

18 DEPUTY MAYOR BRENNAN: Aye.

19 MAYOR STUESSI: Aye.

20 TRUSTEE PHILLIPS: Aye.

21 TRUSTEE DOUGHERTY-JOHNSON: Aye.

22 TRUSTEE ROBINS:

23 RESOLUTION 12-2025-6;

24 RESOLUTION authorizing the hiring

25 of Kenneth Marulli as a part-time

2 Code Enforcement Officer for the
3 Village of Greenport at a pay rate
4 \$24.00 per hour effective
5 December 8, 2025. So moved.

6 DEPUTY MAYOR BRENNAN: Second.

7 MAYOR STUESSI: All in favor?

8 TRUSTEE ROBINS: Aye.

9 DEPUTY MAYOR BRENNAN: Aye.

10 MAYOR STUESSI: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 DEPUTY MAYOR BRENNAN:

14 RESOLUTION 12-2025-7;

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

20 TRUSTEE PHILLIPS: Second,

21 discussion. Anna is going to be in
22 what department?

23 MAYOR STUESSI: Clerk's office.

24 VILLAGE CLERK HALL: Yes.

25 TRUSTEE PHILLIPS: Clerk's

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

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

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

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

20 TRUSTEE PHILLIPS: Okay.

21 MAYOR STUESSI: All in favor?

22 TRUSTEE ROBINS: Aye.

23 DEPUTY MAYOR BRENNAN: Aye.

24 MAYOR STUESSI: Aye.

25 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE DOUGHERTY-JOHNSON: Aye.

3 TRUSTEE PHILLIPS:

4 RESOLUTION 12-2025-8;

5 RESOLUTION approving the public

6 assembly application received from

7 Kara Hoblin and The Greenport BID

8 to host an outdoor Holiday Stroll

9 on Saturday, December 19, 2025

10 between the hours of 5:00 p.m. and

11 8:00 p.m. The even will include a

12 road closure on Front Street

13 between Third Street and First

14 Street from 4:00 p.m. to 9:00 p.m.

15 Various organizations, businesses,

16 the Greenport Fire Department,

17 Southold Police Department and the

18 Village of Greenport will be

19 collaborating for this holiday

20 event. So moved.

21 TRUSTEE DOUGHERTY-JOHNSON:

22 Second and discussion. I just want

23 to double check that we don't need

24 to suspend open container. That

25 wasn't asked for?

2 MAYOR STUESSI: Correct.

3 TRUSTEE DOUGHERTY-JOHNSON: Okay.

4 MAYOR STUESSI: All in favor?

5 TRUSTEE ROBINS: Aye.

6 DEPUTY MAYOR BRENNAN: Aye.

7 MAYOR STUESSI: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 RESOLUTION 12-2025-9;

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

20 TRUSTEE ROBINS: Second.

21 MAYOR STUESSI: All in favor?

22 TRUSTEE ROBINS: Aye.

23 DEPUTY MAYOR BRENNAN: Aye.

24 MAYOR STUESSI: Aye.

25 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE DOUGHERTY-JOHNSON: Aye.

3 TRUSTEE ROBINS:

4 RESOLUTION 12-2025-10;

5 RESOLUTION approving the public
6 assembly application received from
7 Nicki Gohorel on behalf of Clinton
8 Memorial AME Zion Church and Coming
9 to the Table to host the 3rd Annual
10 Juneteenth Celebration and Parade
11 on Saturday, June 20, 2026 from
12 10:00 a.m. to 6:00 p.m. The
13 celebration will include a road
14 closure for a parade (route
15 outlined in the application) with a
16 celebration to continue in Mitchell
17 Park. So moved.

18 DEPUTY MAYOR BRENNAN: Second.

19 MAYOR STUESSI: All in favor?

20 TRUSTEE ROBINS: Aye.

21 DEPUTY MAYOR BRENNAN: Aye.

22 MAYOR STUESSI: Aye.

23 TRUSTEE PHILLIPS: Aye.

24 TRUSTEE DOUGHERTY-JOHNSON: Aye.

25 DEPUTY MAYOR BRENNAN:

2 RESOLUTION 12-2025-11;

3 RESOLUTION approving the public

4 assembly application received from

5 Paul Livsey of behalf of the

6 Greenport Farmers Market to host a

7 farmers market in Mitchell Park on

8 Saturdays from 9:00 a.m. to

9 1:00 p.m. between May 23, 2026,

10 through October 10, 2026. So

11 moved.

12 TRUSTEE DOUGHERTY-JOHNSON: Second.

13 DEPUTY MAYOR BRENNAN: Discussion,
14 please.

15 TRUSTEE ROBINS: Table, yeah.

16 DEPUTY MAYOR BRENNAN: You want
17 to table?

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

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

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

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

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

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

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

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

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

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

6 TRUSTEE DOUGHERTY-JOHNSON: We
7 got the --

8 MAYOR STUESSI: We got the
9 application many weeks ago.

10 TRUSTEE ROBINS: Well, I think
11 it was a subject to discussion.

12 Maybe we should discuss it.

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

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

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

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

8 TRUSTEE ROBINS: Only in
9 Mitchell Park? Is it specific in
10 Mitchell Park?

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

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

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

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

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

14 TRUSTEE PHILLIPS: I also -- in
15 all fairness, okay, Saturday is a
16 busy delivery day around here.

17 It's --

18 MAYOR STUESSI: Much less so
19 than Fridays.

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

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

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

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

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

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

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

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

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

20 TRUSTEE PHILLIPS: We have two
21 meetings this month anyway.

22 TRUSTEE ROBINS: Two meetings
23 in December, right?

24 TRUSTEE PHILLIPS: Right.

25 TRUSTEE DOUGHERTY-JOHNSON: I

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

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

6 TRUSTEE PHILLIPS: Right.

7 (Whereupon, there was
8 crosstalk.)

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

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

16 MAYOR STUESSI: Yes.

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

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

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

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

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

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

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

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

7 TRUSTEE PHILLIPS: Okay.

8 DEPUTY MAYOR BRENNAN: Okay.

9 Would we like to table this?

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

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

15 TRUSTEE PHILLIPS: I'll second it.

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

19 TRUSTEE ROBINS: 18th, I think
20 it was.

21 VILLAGE CLERK HALL: 18th.

22 TRUSTEE PHILLIPS: 18th, yeah.

23 MAYOR STUESSI: All in favor?

24 TRUSTEE ROBINS: Aye.

25 DEPUTY MAYOR BRENNAN: Aye.

2 MAYOR STUESSI: Aye.

3 TRUSTEE PHILLIPS: Aye.

4 TRUSTEE DOUGHERTY-JOHNSON: Aye.

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

7 TRUSTEE PHILLIPS: The second
8 one needs to be tabled.

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

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

20 MAYOR STUESSI: I'll get you
21 the list.

22 TRUSTEE ROBINS: Is there a --

23 MAYOR STUESSI: Yes.

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

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

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

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

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

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

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

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

25 DEPUTY MAYOR BRENNAN: Agreed.

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

6 DEPUTY MAYOR BRENNAN: Agreed.

7 I mean, we want to get business
8 feedback on this.

9 MAYOR STUESSI: Right.

10 TRUSTEE PHILLIPS: So I'm going
11 to make a Resolution to table
12 RESOLUTION 12-2025-12 to the next
13 Work Session, which is December 18,
14 2025. So moved.

15 TRUSTEE DOUGHERTY-JOHNSON: Second.

16 DEPUTY MAYOR BRENNAN: Discussion,
17 discussion.

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

25 MAYOR STUESSI: Good catch,

2 Julia.

3 TRUSTEE ROBINS: Huh?

4 MAYOR STUESSI: I said good
5 catch.

6 TRUSTEE ROBINS: Oh, yeah.

7 Thank you.

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

10 TRUSTEE PHILLIPS: Lily did.

11 DEPUTY MAYOR BRENNAN: I think
12 Lily did.

13 TRUSTEE DOUGHERTY-JOHNSON: I
14 did.

15 MAYOR STUESSI: All in favor?

16 TRUSTEE ROBINS: Aye.

17 DEPUTY MAYOR BRENNAN: Aye.

18 MAYOR STUESSI: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 TRUSTEE DOUGHERTY-JOHNSON: Aye.

21 Is it my turn?

22 TRUSTEE PHILLIPS: Yes.

23 TRUSTEE DOUGHERTY-JOHNSON:

24 RESOLUTION 12-2025-13;

25 RESOLUTION authorizing Mayor

2 Stuessi to sign the attached
3 contract between Quick, Haulers,
4 LLC and the Village of Greenport to
5 provide dumpster disposal services
6 at the Road Barn. So moved.

7 TRUSTEE ROBINS: Second.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 DEPUTY MAYOR BRENNAN: Aye.

11 MAYOR STUESSI: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE DOUGHERTY-JOHNSON: Aye.

14 TRUSTEE ROBINS:

15 RESOLUTION 12-2025-14;

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

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

2 given this proposal yesterday?

3 MAYOR STUESSI: Yes. You want
4 to table it?

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

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

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

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

13 TRUSTEE ROBINS: LKM (sic).

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

19 MAYOR STUESSI: Yeah.

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

2 Planning Board and the ZBA and the
3 Historic?

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

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

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

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

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

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

25 Now there may be a place for him

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

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

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

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

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

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

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

2 hour can be very much checked and
3 balanced by getting a true picture
4 of what he spends for time of
5 effort on each project, which we do
6 not get now to be honest with you.

7 It's kind of a free-for-all a
8 little bit. I understand where
9 you're coming from, but I --

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

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

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

8 TRUSTEE ROBINS: Patrick, I
9 tend to -- I know where you're
10 coming from because, for me, mainly
11 I think it was the suddenness of
12 this thing. I mean, it's less than
13 24 hours since it was posited that,
14 you know, were consider to hire
15 this Mark Terry for this position.

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

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

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

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

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

18 I've expressed some frustrations
19 that we've had with LKMA due to
20 staff changeover over the last 9,
21 12 months and we keep having
22 somebody different assigned to us.
23 The one thing with this is we know
24 that there would be some regularity
25 with it.

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

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

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

11 (Laughter.)

12 TRUSTEE PHILLIPS: Take the
13 other one.

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

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

2 I think we're getting ahead of
3 ourselves.

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

7 MAYOR STUESSI: Go ahead.

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

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

23 DEPUTY MAYOR BRENNAN: Second.

24 TRUSTEE DOUGHERTY-JOHNSON:
25 Discussion. I mean, is there a way

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

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

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

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

2 addition to doing work for somebody
3 else.

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

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

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

2 little bit more time, that's all.

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

9 TRUSTEE ROBINS: Okay.

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

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

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

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

11 I understand the lateness. I get
12 very frustrated with the things
13 that come to us before Board
14 meetings, either 2 hours before or
15 24 hours. I understand that and I
16 find it very frustrating to be
17 exact. I had to calm myself down
18 this afternoon. But I do know that
19 we do have to move forward with the
20 Planning Board document because we,
21 as a Village, need to get our act
22 together.

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

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

5 TRUSTEE ROBINS: And we can
6 vote on it at that meeting if we
7 choose to.

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

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

14 MAYOR STUESSI: Correct.

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

20 TRUSTEE PHILLIPS: No.

21 DEPUTY MAYOR BRENNAN: Right?
22 In our Work Session?

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

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

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

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

2 between the Planning Board, ZBA,
3 the Code Committee and the Village
4 Board.

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

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

18 MAYOR STUESSI: No, of course
19 not.

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

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

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

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

12 TRUSTEE ROBINS: Could we call
13 him a provisional consultant?

14 TRUSTEE PHILLIPS: Well, a
15 consultant --

16 MAYOR STUESSI: A consultant --

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

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

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

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

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

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

8 TRUSTEE PHILLIPS: You want to
9 amend the table?

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

14 TRUSTEE PHILLIPS: Alright,
15 call a vote then.

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

18 TRUSTEE PHILLIPS: Table to the
19 Work Session.

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

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

2 MAYOR STUESSI: Lily?

3 TRUSTEE DOUGHERTY-JOHNSON: No.

4 MAYOR STUESSI: Patrick?

5 DEPUTY MAYOR BRENNAN: Yes.

6 MAYOR STUESSI: Julia?

7 TRUSTEE ROBINS: No.

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

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

14 MAYOR STUESSI: Consultant.

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

21 MAYOR STUESSI: On the Planning
22 Board framework document.

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

2 everybody agree on that, or three
3 meetings?

4 MAYOR STUESSI: I'd say three
5 meetings.

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

14 MAYOR STUESSI: Want to say
15 \$2,500?

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

20 DEPUTY MAYOR BRENNAN: How do
21 we pay for it?

22 MAYOR STUESSI: We have a line
23 item or a budget for planning
24 consultant fees. We spent about
25 30,000 a year with LKMA.

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

4 TRUSTEE PHILLIPS: Yeah, we
5 were down to half.

6 DEPUTY MAYOR BRENNAN: Half?

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

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

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

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

23 VILLAGE ATTORNEY KASSCHAU: Yeah,
24 I did.

25 TRUSTEE PHILLIPS: Okay, go

2 ahead and then I'll change it.

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

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

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

16 VILLAGE CLERK HALL: It's not
17 attached.

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

24 TRUSTEE PHILLIPS: So moved.

25 TRUSTEE DOUGHERTY-JOHNSON: Second.

2 MAYOR STUESSI: All in favor?

3 TRUSTEE ROBINS: Aye.

4 MAYOR STUESSI: Aye.

5 TRUSTEE PHILLIPS: Aye.

6 TRUSTEE DOUGHERTY-JOHNSON: Aye.

7 DEPUTY MAYOR BRENNAN: Opposed.

8 MAYOR STUESSI: Opposed?

9 DEPUTY MAYOR BRENNAN: Opposed.

10 MAYOR STUESSI: All right,

11 who's got the next resolution?

12 TRUSTEE ROBINS: Is that me?

13 MAYOR STUESSI: I think it is.

14 TRUSTEE ROBINS: Okay.

15 TRUSTEE PHILLIPS: No, it's

16 Lily, isn't it.

17 VILLAGE CLERK HALL: It's

18 number eight. There's a typo.

19 Local law, it's number eight.

20 TRUSTEE DOUGHERTY-JOHNSON: I

21 don't think it's my turn.

22 TRUSTEE PHILLIPS: Julia, did

23 it and then Patrick did it. I

24 think maybe it's Patrick's turn.

25 TRUSTEE DOUGHERTY-JOHNSON: I'll

2 just go.

3 RESOLUTION 12-2025-15;

4 RESOLUTION adopting the attached

5 SEQRA Resolution regarding the

6 proposed local law 8 2025 amending

7 and restating Chapter 103 and

8 Section 150-11.2 of the Village of

9 Greenport Code; adopting lead

10 agency status, determining the

11 adoption of the local law amending

12 and restating Chapter 103 and

13 Section 150-11.2 to be an unlisted

14 action determining that the

15 adoption of the local law will not

16 have a negative impact on one or

17 more aspects of the environment and

18 adopting a negative declaration for

19 purpose of SEQRA. So moved.

20 TRUSTEE ROBINS: Second.

21 MAYOR STUESSI: All in favor?

22 TRUSTEE ROBINS: Aye.

23 DEPUTY MAYOR BRENNAN: Aye.

24 MAYOR STUESSI: Aye.

25 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE DOUGHERTY-JOHNSON: Aye.

3 TRUSTEE ROBINS:

4 RESOLUTION 12-2025-16.

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

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

20 WHEREAS, the Board referred the
21 proposed local law to the Suffolk
22 County Planning Commission and the
23 Commission recommended that the
24 Board take action as it deems
25 appropriate; and

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

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

9 DEPUTY MAYOR BRENNAN: Second.

10 MAYOR STUESSI: All in favor?

11 TRUSTEE ROBINS: Aye.

12 DEPUTY MAYOR BRENNAN: Aye.

13 MAYOR STUESSI: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

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

18 DEPUTY MAYOR BRENNAN: Did you
19 have a discussion?

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

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

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

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

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

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

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

2 certain residency standards.

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

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

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

21 MAYOR STUESSI: Correct.

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

25 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

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

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

8 MAYOR STUESSI: Yes.

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

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

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

2 MAYOR STUESSI: Yes.

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

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

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

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

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

13 TRUSTEE DOUGHERTY-JOHNSON: It's
14 on here.

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

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

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

22 MAYOR STUESSI: Yeah, it's on
23 there.

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

2 TRUSTEE PHILLIPS: Oh, okay.

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

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

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

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

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

10 MAYOR STUESSI: Anything else?

11 (No response.)

12 MAYOR STUESSI: No?

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

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

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

24 MAYOR STUESSI: Correct, yes.

25 DEPUTY MAYOR BRENNAN: Yeah, I

2 think that will be valuable.

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

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

14 MAYOR STUESSI: Yep.

15 TRUSTEE PHILLIPS: Okay.

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

19 VILLAGE ATTORNEY KASSCHAU: Yes.

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

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

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

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

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

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

8 TRUSTEE ROBINS: No.

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

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

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

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

17 MAYOR STUESSI: Okay. Your
18 vote, Julia.

19 TRUSTEE ROBINS: Aye.

20 MAYOR STUESSI: Patrick?

21 DEPUTY MAYOR BRENNAN: Aye.

22 MAYOR STUESSI: Mary Bess?

23 TRUSTEE PHILLIPS: Aye.

24 MAYOR STUESSI: Lily?

25 TRUSTEE DOUGHERTY-JOHNSON: Aye.

2 MAYOR STUESSI: And I vote no.

3 Whose got the next resolution?

4 TRUSTEE PHILLIPS: Patrick does.

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

7 TRUSTEE ROBINS: Eighteen, yeah.

8 DEPUTY MAYOR BRENNAN:

9 RESOLUTION 12-2025-18;

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

12 VILLAGE ATTORNEY KASSCHAU:

13 That's 17.

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

16 DEPUTY MAYOR BRENNAN: Yep,
17 Excuse me.

18 RESOLUTION 12-2025-17;

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

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

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

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

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

1 Board of Trustees Meeting ~ December 4, 2025

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,

9 that the Village Board of Trustees
10 authorizes the Mayor to make such
11 request to Assemblyman Schiavoni
12 before January 1, 2026, by
13 forwarding a true copy of this
14 Resolution to him requesting that a
15 new section 1202 be added to Part
16 1, of Subpart A of Article 29, in a
17 form substantially similar to the
18 form attached hereto, to authorize
19 the Village of Greenport to draft a
20 local law imposing an occupancy tax
21 in the Village of Greenport.

22 So moved.

23 TRUSTEE PHILLIPS: second.

24 MAYOR STUESSI: All in favor?

25 TRUSTEE ROBINS: Aye.

2 DEPUTY MAYOR BRENNAN: Aye.

3 MAYOR STUESSI: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE DOUGHERTY-JOHNSON: Aye.

6 TRUSTEE PHILLIPS:

7 RESOLUTION 12-2025-18;

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

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

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

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

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

4 NOW, THEREFORE, BE IT RESOLVED,

5 that the Board determines:

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

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

15 So moved.

16 TRUSTEE DOUGHERTY-JOHNSON: Second.

17 MAYOR STUESSI: All in favor?

18 TRUSTEE ROBINS: Aye.

19 DEPUTY MAYOR BRENNAN: Aye.

20 MAYOR STUESSI: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 TRUSTEE DOUGHERTY-JOHNSON: Aye.

23 VILLAGE ATTORNEY KASSCHAU:

24 Board, if we could just please
25 recall 12-2025-17. It needs to be

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

4 VILLAGE CLERK HALL: Trustee
5 Robins?

6 TRUSTEE ROBINS: Aye.

7 VILLAGE CLERK HALL: Deputy
8 Mayor Brennan?

9 DEPUTY MAYOR BRENNAN: Aye.

10 VILLAGE CLERK HALL: Mayor
11 Stuessi?

12 MAYOR STUESSI: Aye.

13 VILLAGE CLERK HALL: Trustee
14 Phillips?

15 TRUSTEE PHILLIPS: Aye.

16 VILLAGE CLERK HALL: Trustee
17 Dougherty-Johnson.

18 TRUSTEE DOUGHERTY-JOHNSON: Aye.

19 VILLAGE ATTORNEY KASSCHAU:
20 Thank you.

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

25 MS. LOFRESE: Excuse me. I

2 missed the beginning thing.

3 MAYOR STUESSI: Pardon me?

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

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

10 MS. LOFRESE: Okay, sorry.

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

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

17 MAYOR STUESSI: Not a problem.

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

2 everything.

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

15 So they had to break down the
16 fence on the opposite side of the
17 house. And then -- they -- he,
18 obviously, was told like we can't
19 get in because of this garbage.

20 And now he's taken all the garbage
21 from the side of the hours that
22 prevented the fire department, and
23 has now put it along the street on
24 5th Avenue.

25 MAYOR STUESSI: Did you go by

2 today.

3 MS. LOFRESE: No.

4 MAYOR STUESSI: It was cleared.

5 MS. LOFRESE: Oh, they took it?

6 MAYOR STUESSI: No, they didn't
7 take. The Village has been making
8 efforts with them to get them to
9 take care of it. They did not.

10 Because it was on Village property,
11 which is the parking strip between
12 the sidewalk and the street, the
13 Village removed it and we will be
14 billing them for it.

15 MS. LOFRESE: Okay.

16 MAYOR STUESSI: We are --

17 MS. LOFRESE: But --

18 MAYOR STUESSI: If you let me
19 finish.

20 MS. LOFRESE: Go ahead.

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

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

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

19 MS. LOFRESE: I mean, I --

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

2 deal with that.

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

5 MAYOR STUESSI: I know.

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

8 MAYOR STUESSI: Yeah, I
9 sympathize.

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

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

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

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

2 sorry, I don't --

3 MAYOR STUESSI: South Street

4 between 4th and 5th.

5 MS. LOFRESE: Yeah.

6 DEPUTY MAYOR BRENNAN: I

7 thought you were saying 5th Street.

8 MS. LOFRESE: No. I'm sorry.

9 I'm on the corner of 5th and South.

10 So it's on South Street.

11 TRUSTEE ROBINS: Oh, okay.

12 MS. LOFRESE: It's -- I mean,

13 it's literal next store to Scott

14 Hollid and on the other side is the

15 chief of the Greenport Fire

16 Department, on both sides of the

17 house. It's just, I don't know, I

18 don't know how this could be in a

19 -- like it's a -- we live in such a

20 beautiful Village, like how can

21 this be there?

22 MAYOR STUESSI: There are other

23 places in the Village that we are

24 dealing with and continue to deal

25 with. The Village, over the course

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

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

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

16 MS. LOFRESE: Okay.

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

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

24 MAYOR STUESSI: Yeah.

25 MS. LOFRESE: But I mean, one

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

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

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

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

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

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

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

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

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

25 DEPUTY MAYOR BRENNAN: For what

2 purpose?

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

6 DEPUTY MAYOR BRENNAN: Thank you.

7 TRUSTEE DOUGHERTY-JOHNSON: Second.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 DEPUTY MAYOR BRENNAN: Aye.

11 MAYOR STUESSI: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE DOUGHERTY-JOHNSON: Aye.

14 MAYOR STUESSI: The public
15 portion of the meeting is closed.

16 Thank you, everybody. Stay warm
17 out there.

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

21

22

23

24

25

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

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

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

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

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

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

Rebecca Wood
REBECCA WOOD