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2 VILLAGE OF GREENPORT

3 COUNTY OF SUFFOLK : STATE OF NEW YORK

4 -

5 VILLAGE OF GREENPORT

6 BOARD OF TRUSTEES

7 WORK SESSION

8 - x

9 Greenport Firehouse

10 December 18, 2025

11 3:00 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 BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

22 ADAM BRAUTIGAM ~ VILLAGE TREASURER

23 MARK TERRY ~ VILLAGE PLANNING CONSULTANT

24

25 All other interested parties

5 TRUSTEE PHILLIPS: Second.

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 TRUSTEE PHILLIPS: Aye.

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

18 We have a little bit of a changed
19 schedule in order to devote some
20 extra time to some planning
21 activities. This is going to be
22 something the Village Board will be
23 working on for the next several
24 months together with our Code
25 Committee.

2 I want to thank our Town Planning
3 Board for the significant work that
4 they have done in some community
5 surveys, in meetings on the subject
6 and work that has been turned over
7 to the Village.

8 I also wish to give a special
9 thanks to our Workforce and
10 Affordable Housing Committee, lead
11 by Chair Dinni Gordan who is here
12 this evening to speak on behalf of
13 them, for all of their work that
14 they've done as well regarding the
15 read need to solve for the housing
16 crisis we have on the North Fork.

17 I would be remiss if I didn't
18 mention, again, as I have several
19 times, that in the last five years
20 there have only been a total of six
21 affordable units built in the
22 entirety of the North Fork. We
23 somehow managed to do that in the
24 Village of Greenport.

25 We all need to work harder and

2 more closely together to get some
3 things done on the North Fork.

4 This is an emergency and we, in my
5 opinion, need to be treating it
6 like the emergency that it is.

7 I know there's a lot of work
8 going on with the Town on this
9 subject with the Community Housing
10 Fund, which the Village participates
11 in, which is wonderful. This is a
12 half a point transfer tax.

13 There's a wonderful woman who was
14 hired to head up the housing for
15 the Town on behalf of the fund,
16 Andrea Menjivar, who also serves on
17 the Village Committee together with
18 Dinni Gordan and her group --
19 pardon me?

20 MS. GORDON: I'll tell you
21 later.

22 MAYOR STUESSI: Okay. And
23 we're thrilled to have her
24 participating on that.

25 With that, I'd like to turn it

2 over to Dinni Gordan to give us her
3 presentation. Patrick Brennan,
4 Deputy Mayor, will be arriving a
5 bit late today.

6 In addition to that, we also have
7 Mark Terry, a long time member of
8 the community who has spent decades
9 working with the Town of Southold
10 on planning activities, recently
11 just retired from the Town and is
12 going to be doing consulting work
13 for the Village. We're very
14 fortunate to have his assistance
15 and all the great work he did for
16 the Town to help us in the Village.

17 Thank you, Dinni -- oh.

18 MS. GORDON: I forgot my
19 glasses. Good afternoon, I'm glad
20 to see a good audience and
21 delighted to be able to speak to
22 the Board about, generally, what
23 we're doing with the Affordable and
24 -- Workforce and Affordable Housing
25 Committee, but also specifically

2 today to talk about ADU's,
3 accessory dwelling units.

4 I'm going to set the ADU
5 presentation in a little bit in
6 context and then I'm going to make
7 a little statement, which I will
8 hand out to the Board members.

9 And I'm also going to introduce,
10 and have speak very briefly, two
11 people who have an immediate
12 personal interest in the ADU issue.

13 Joe Owens who is a young person.
14 He has a long family history and
15 needs housing, and Dana Locatell
16 who has a possible ADU if only
17 Greenport legalized it.

18 So I want to say a little bit
19 about what the committee has been
20 doing for the last few months.

21 (Whereupon, Deputy Mayor
22 Brennan entered the meeting.)

23 MS. GORDON: You may remember
24 that Betsy -- Betsy Gertz, a
25 member, came and spoke about our

2 work on the pro-housing, the
3 pro-housing designation that the
4 state makes for those communities
5 that are taking seriously our
6 crisis and doing something about
7 it.

8 We've also worked on getting
9 assurances that there will be
10 cooperation with the technical
11 assistance work that the Long
12 Island Forward Housing Program will
13 sponsor. And we have an
14 application for that from
15 Greenport, which I think is
16 pending. I'm hoping that the Mayor
17 and others can tell us what --
18 there are some technical problems
19 that are holding it up, but it is
20 pending and we have willing
21 property owners who are prepared to
22 work with the State with the Long
23 Island Housing -- Forward Housing
24 Program, to do predevelopment work,
25 technical assistance, in several

2 locations in Greenport.

3 And I have been working -- we've
4 also continued to work on trying to
5 get the Town to submit an
6 application for the pro -- or to
7 express its willingness, it's
8 really they want us to do this, for
9 the pro-housing destination. I've
10 had mixed success with that.

11 I think, in general, Southold
12 Board members and staff feel that
13 there's a lot of other stuff going
14 on in Southold with respect to
15 housing. Concerns about applying
16 this -- adding the pro-housing
17 destination, our -- well, several
18 people really feel that this is not
19 the way the Town should go at this
20 point.

21 But I have made an appointment
22 with three of the Board members and
23 the forth one I'm waiting to hear
24 from -- a forth one I'm waiting to
25 hear from -- and I have a little

2 statement that I give to them to
3 try to persuade them.

4 There are advantages, of course,
5 to the destination that I think
6 even they recognize, but are not
7 willing to commit to. There are
8 some programs, state programs
9 available, only state programs that
10 housing, but are sometimes not just
11 the direct provision of housing,
12 but energy and environmental issues
13 that would effect housing less
14 directly.

15 But part of it is just making the
16 declaration that you're committed
17 to this and that you will continue
18 to press for housing opportunities
19 for every North Fork resident, not
20 just for those who can afford to
21 survive with the private market.

22 Okay, so that's a sort of general
23 picture of what we've been working
24 on in the past few months and now I
25 want to talk specifically about

2 ADU's.

3 The committee has been discussing
4 policy position on ADU's for
5 several months. In July, Liz
6 Hanley, who is a new Board member
7 for Southold Town, came to talk
8 about her program for implementing
9 the State's Plus One subsidy
10 program for people who -- for
11 homeowners who are eager to develop
12 ADU's on their property.

13 And in October, Tricia Hammes
14 came to talk about -- to give us
15 some of the information about the
16 Planning Board recommendations,
17 which are, I think, before you for
18 a discussion today.

19 And we have reviewed the new
20 Southold provisions for ADUs, which
21 are, in some ways, similar to what
22 I'm about to describe, but in some
23 ways different. They're plan
24 for -- they already permit ADU's,
25 but now they're going to require

2 that an ADU applicant is either on
3 the list of people waiting for --
4 people waiting for affordable
5 housing, which they have the Town's
6 list, or are family members who
7 need to be accommodated. And they
8 are planning to use their Community
9 Housing Fund dollars for the
10 expansion of the ADU program.

11 Our discussion in the committee
12 here have resulted in the consensus
13 about the elements of what we think
14 is a simple, but sensible policy
15 for the Village. At its core is a
16 code provision for creating an ADU,
17 attached or detached, in a
18 preexisting structure in a
19 Residential District, similar to
20 what what's was Village policy
21 until recently, until 2015,
22 20 years ago.

23 Here are the core elements of an
24 ADU under this proposal:

25 It would be created as-of-right,

2 no ZBA or Planning Board review
3 needed. But it would have to be in
4 compliance with State fire and
5 safety codes and all Federal laws
6 and it would be subject to
7 inspection before the issuance of a
8 C of O. And it would put
9 responsibility then for review on
10 the housing department.

11 It's minimum size would be
12 275 square feet, a maximum not to
13 exceed half of the floor area of
14 the principal structure. It could
15 only be used for a full-time rental
16 and could not be sold separate from
17 the principal structure.

18 We are aware that if enacted,
19 this code change would not provide
20 adequate incentive for substantial
21 relief from our housing shortage.

22 If, however, the new policy was
23 accompanied by a zoning change to
24 create a general Residential
25 District, the permitted two-family

2 and multi-family housing homeowners
3 previously barred from additional
4 dwellings in their houses or
5 elsewhere on their property might
6 add ADUs. The combined code
7 changes would make a greater
8 contribution to meeting our need.

9 So I have copies of my little
10 statement here for all the Board
11 members. Can I give them to you to
12 hand around?

13 TRUSTEE DOUGHERTY-JOHNSON: Sure.

14 MS. GORDON: There's an extra
15 one. Then I'm going to ask Dana,
16 please, a homeowner who is
17 interested in -- no, you give it to
18 them.

19 MR. LOCATELL: Okay, great.

20 This is some reference material I
21 wanted to share (handing).

22 This is a detached --

23 MAYOR STUESSI: If you state
24 your name and address for the
25 record, please.

2 MR. LOCATELL: Yes, Dana
3 Locatell; 5345 Skunk Lane,
4 Cutchogue 11935. This property is
5 located at 611 Main. This is a
6 detached two-car garage with an
7 empty loft above, which is a prime
8 candidate for exactly what you
9 referenced, Dinni, something that
10 would be compliant year round and
11 up to all safety standards to
12 accommodate a low cost studio
13 apartment, approximately just under
14 400 square feet.

15 This is a detached unit, part of
16 the existing four family that
17 exists on the property. The
18 driveway is big enough to
19 accommodate more than five, six,
20 seven, eight cars easily, so
21 off-street parking is not an issue.

22 But more importantly it fits in
23 the aesthetic of the remaining
24 house, which the apartments range
25 from 1,400 a month to roughly

2 2,500. And I know it's very
3 difficult to find anything at a
4 \$1,400 price range, if not
5 impossible. That's also has a
6 pride of ownership and, you know,
7 nice attributes to it.

8 So, in short, I thought that this
9 would be a good opportunity -- and
10 then, by the way, all the rentals
11 are a year or two-year leases.

12 There's no short-term rentals. I'm
13 not a -- sorry, I am not a believer
14 in any seasonal or short-term
15 rentals.

16 So that's what I wanted to
17 present and thank you for having me
18 speak. And now I think, Joseph,
19 you want to --

20 MR. OWENS: I do.

21 MR. LOCATELL: Great.

22 MAYOR STUESSI: Thank you.

23 MR. OWENS: Good evening,
24 members of the Board.

25 MAYOR STUESSI: Joseph, if you

2 could just state your name and
3 address for the record so the
4 stenographer has it. Thank you.

5 MR. OWENS: My name is Joseph
6 Owens. I am 24 years old and for
7 over 20 years Greenport has been my
8 home. My family roots here aren't
9 just deep, they're the foundation
10 of who I am.

11 We have been here since the early
12 1900's. My great grandmother
13 raised ten children in this
14 community. Today I have more
15 cousins and aunts and uncles than I
16 can count. But despite over a
17 century of history, my family has
18 never been able to build a home.

19 We have rented the entire time,
20 living paycheck to paycheck,
21 watching the Village we love slowly
22 price us out.

23 The reality of the working class,
24 I've worked at Peconic Landing and
25 Southold IGA. I see the struggle

2 every day. It's not just me, it's
3 the nurses who care for seniors,
4 the elderly living on fixed incomes
5 and young families trying to find
6 footholds.

7 When a single rental costs more
8 than a month's take home pay, we
9 have to ask ourselves who is this
10 Village actually for? Many of my
11 family members have already been
12 forced to move. Many more will
13 follow if we don't take immediate --
14 immediate, common sense action.

15 The solution: ADU's and long
16 term housing. The committee -- the
17 Housing Committee is advocating for
18 streamlined accessory dwelling
19 units laws to allow homeowners to
20 build on structure as of right. I
21 fully support this. It is a
22 necessary step, but let's be
23 honest, it's a drop in the bucket
24 of -- it's a drop in the bucket
25 compared to the crisis we face.

2 We need more than just ADU's. We
3 must protect the housing stock we
4 already have. That is why I am
5 urging the Board not to lower or
6 remove STR minimums. Relaxing STR
7 laws doesn't help the broad working
8 class. It might benefit a specific
9 niche, those orientated toward the
10 hospitality and restaurant
11 industry, but it does nothing for
12 the home health aides, the
13 teachers, the security guards, and
14 the essential workers that keep
15 this Village functioning.

16 When you incentivize homeowners
17 to turn long term residences into
18 de facto hotels, you are shrinking
19 the supply of homes for the people
20 who actually live and work here.
21 You are choosing tourists over
22 neighbors. You are choosing
23 short-term profits over the
24 long-term survival of families like
25 mine.

2 Conclusion: I want to stay in
3 Greenport. I want my future
4 children to be the fifth generation
5 to walk these streets, but we
6 cannot eat history and we cannot
7 live on nostalgia. We need a
8 village that prioritizes long-term
9 rentals and affordable options for
10 its own people. Please pass common
11 sense ADU laws and please maintain
12 the protections of our housing
13 stock. Let's make sure Greenport
14 means a community, not just a
15 resort. Thank you.

16 MAYOR STUESSI: Thank you, Joey.
17 (Applause.)

18 MS. GORDON: I was thinking
19 that maybe people would have
20 questions.

21 MAYOR STUESSI: Yes, an
22 appropriate thought. Thank you
23 Dinni. First off, I just want to
24 thank you for all the work that
25 your committee's been doing and all

2 the meetings you've had and the
3 public engagement.

4 Joey, it's great to see somebody
5 from the youth and multi-generational
6 Greenporter participate in it as
7 well. In regards to the technical
8 assistance applications, the State
9 is very positive on the ones that
10 have been put together and they
11 wish to bring them all in.

12 We're waiting on the Town for one
13 of the parcels. We have a
14 follow-up with the State Economic
15 Development Department and the Town
16 together on it and we're looking
17 forward to be able to bring those
18 forward pretty quickly.

19 As it relates to the pro-housing
20 destination, the Village is going
21 to be certifying again this year
22 for additional, you know, units
23 that have been built over the
24 course of the year, and it's really
25 a just a reporting that needs to be

2 done.

3 Your point about the Town signing
4 onto this, there'd be an enormous
5 benefit, not just to the Town and
6 potential grant funding, but also
7 to the Village and us working
8 together. Because if we were to
9 potentially apply for something
10 jointly between the Town and
11 Village, it sort of raises us up
12 and checks additional boxes and
13 awards additional points towards
14 getting potential funding on it.
15 So it can be a very helpful, you
16 know, if that might be considered.

17 With that, I'll turn it over to
18 our Board for questions on your
19 proposal, thoughts, observations.

20 Julia, would you like to start?

21 TRUSTEE ROBINS: Yes, please.

22 Dinni my first question is about
23 the size. I'm concerned the
24 275 feet is really small. I mean
25 that's --

2 MS. GORDON: It is really
3 small.

4 TRUSTEE ROBINS: -- for one
5 person or maybe a couple, a happy
6 couple. But, you know, I mean, I
7 was thinking more in the range of
8 375- to 400-square feet in the
9 ADU's, you know?

10 MS. GORDON: I agree, it's very
11 small. It's just that it's better
12 than nothing. And some of the
13 proposals are for even smaller in
14 some communities or for even
15 smaller minimums than that. But I
16 agree, it's very small.

17 TRUSTEE ROBINS: It is, yeah.
18 Other than that, you know, I'm all
19 in favor of getting all the zoning
20 restrictions out of the way and
21 making it as possible, you know, as
22 it can be for people to create an
23 ADU.

24 And definitely, obviously, they
25 can't be used for any short-term

2 rental. It can be long term only.

3 And, I guess, the family members

4 would be the other situation? In

5 other words, to try and --

6 MS. GORDON: In Southold, the

7 Southold provision includes family

8 members, family members or people

9 on their list.

10 TRUSTEE ROBINS: Okay.

11 MS. GORDON: I think we should

12 not do that. I think we should

13 just make it available to anyone.

14 TRUSTEE ROBINS: No, I agree
15 especially since our lot sizes here
16 are usually much smaller than
17 Southold's. Southold you'll find a
18 third of an acre usually is typical
19 or more, you know, but here when
20 we're under a quarter of an acre a
21 lot of times, you know, .5, .6
22 tenths of acre, you know, I agree,
23 you have to maximize --

24 MS. GORDON: Yes. My house is

25 .19 of an acre.

2 TRUSTEE ROBINS: You didn't
3 mention parking on here at all, but
4 I think that's something we have to
5 address too. You know, that -- I
6 don't know, I mean, I don't know
7 how -- you know, if we require
8 parking spaces, we may lose the
9 opportunity to provide the housing
10 to be honest with you.

11 MS. GORDON: Yes. I don't
12 think we should be requiring
13 parking for an ADU. It's -- one of
14 the reasons to choose to specify
15 preexisting buildings is not to
16 have too many of the details like
17 parking --

18 TRUSTEE ROBINS: Right.

19 MS. GORDON: -- admittedly
20 parking is -- maybe I shouldn't
21 have called it a detail, but it is
22 certainly -- it's certainly an
23 issue often for everybody. But I
24 think we need to move and so we
25 want to make this as simple as

2 possible.

3 TRUSTEE ROBINS: Yeah. Okay,

4 well, good work. I love what

5 you're committee is doing. I

6 totally support it, as you know.

7 I've been there, done that. So

8 thank you.

9 MS. GORDON: Thank you.

10 Questions?

11 MAYOR STUESSI: I'll will make

12 a quick note before the other Board

13 members go that Mayor Tom Gardella

14 from Sag Harbor told me, and you

15 may know this, Dinni, that their

16 ADU code, they actually reduced the

17 size because what they found was

18 that they weren't getting as many

19 applicants as they hoped and there

20 were a number of smaller units that

21 people wanted to convert and they

22 ended up allowing for a smaller

23 size. I would be worth getting

24 those numbers to review on what

25 they went from, but I don't recall

2 offhand.

3 MS. GORDON: Well, I have
4 looked at half a dozen other towns
5 that have welcomed ADU's and some
6 of them go as low as 250. And I
7 think we sort of inched our minimum
8 up to 275 because 250 just seemed
9 impossible. I mean, that's two --
10 that's twice the size, the required
11 size of a hotel room on the North
12 Fork.

13 TRUSTEE ROBINS: Right, right.
14 I mean, that would serve a certain
15 part of the population certainly,
16 but, you know, anything beyond
17 really a couple -- and even for a
18 couple, it's tight living like that
19 for an expended period of time.

20 MS. GORDON: Of course.

21 Joe, do you think you could live
22 in 275-square feet.

23 MR. OWENS: I've basically
24 lived in my room already, so.

25 MS. GORDON: Yes, that's a good

2 answer.

3 MR. LOCATELL: I was just
4 telling Joe that my first apartment
5 was roughly 12 feet by 12 feet and
6 I lived in it for almost two and a
7 half years.

8 MS. GORDON: That's 240-square
9 feet. That's a -- so I lived in
10 375-square feet studio in the City
11 at a certain point. Anyone else
12 have questions?

13 MAYOR STUESSI: Yeah, we'll go
14 around. Patrick?

15 DEPUTY MAYOR BRENNAN: Hi,
16 Dinni, thank you for being here
17 today. I have a couple of
18 questions on your bullet points on
19 the memo. So I know the idea is to
20 reduce regulations so that it makes
21 it feasible to do this when these
22 ADUs come to the market. When you
23 say that these would be created
24 as-of-right with no zoning or
25 planning review, does that mean

2 that they would not be subject to
3 the zoning code of the Village of
4 Greenport?

5 MS. GORDON: Well, one of the
6 -- no. One of the reasons that we
7 choose preexisting is that these
8 structures will already have been
9 subject to the zoning code and
10 maybe they are nonconforming, but
11 they've been approved as
12 preexisting nonconforming.

13 DEPUTY MAYOR BRENNAN: Okay, so
14 when you say created, you mean
15 created from existing buildings.

16 MS. GORDON: Yes, and I hope --
17 I would hope that we would see how
18 that goes and then expand it to
19 non -- to new buildings. But it
20 just seems, to me, simplest, partly
21 for that reason, that you now
22 have -- you now have a structure
23 that has either conformed to the
24 zoning code or been given the
25 variance and is preexisting

2 nonconforming.

3 DEPUTY MAYOR BRENNAN: Right.

4 And then on the size, we talked
5 about the minimum size. The upper
6 limit, which you're proposing to be
7 half the floor area of the
8 principal structure. Are you
9 referring to the footprint of the
10 building or the gross floor area?

11 So if a house is 800 square feet
12 on its ground floor, the principal
13 dwelling, you're suggesting the ADU
14 is limited to 400, to half of it?

15 MS. GORDON: Well, I think we
16 were thinking of the total -- the
17 total square foot. So if it's two
18 stories -- and I didn't -- some
19 municipalities make a distinction
20 between one-story ADUs and
21 two-story ADUs. I just -- we
22 didn't do that because we, again,
23 we wanted to make it simple. [And
24 in some cases there are a few barns
25 around town that are preexisting

2 nonconforming, they're right up
3 against the property line.

4 DEPUTY MAYOR BRENNAN: Right.

5 MS. GORDON: So they would
6 never -- they would never pass if
7 they were newly constructed. But
8 they're tall and might have a
9 second story.

10 DEPUTY MAYOR BRENNAN: Yeah, so
11 my question is really about how
12 you're proposing to the measure the
13 principal structure. So the house
14 that's on the lot, are you
15 measuring the footprint or the
16 gross floor area.

17 So if it's a 1,000-square foot
18 footprint, but two floors, it's a
19 2000-square foot house. What is
20 your proposal for the ADU?

21 MS. GORDON: So our ADU
22 proposal would be for a maximum of
23 1,000 square feet.

24 DEPUTY MAYOR BRENNAN: Right,
25 okay. So that would then be

2 comparable to the actual footprint
3 of the principal dwelling.

4 MS. GORDON: Right.

5 DEPUTY MAYOR BRENNAN: And then
6 you also talked about the full-time
7 rental, it could only be used for
8 full-time rental. What about the
9 idea of the property owner living
10 in that ADU? So the property owner
11 wants to use the ADU as their
12 residence and rent out their home,
13 is that something you're
14 contemplating?

15 MS. GORDON: I would think so,
16 yes.

17 DEPUTY MAYOR BRENNAN: Yes.
18 Yeah, it would make sense in some
19 cases. So in that case, the ADU is
20 not a rental.

21 MS. GORDON: That's true.

22 DEPUTY MAYOR BRENNAN: It's the
23 principal dwelling.

24 MS. GORDON: That's true.

25 TRUSTEE DOUGHERTY-JOHNSON:

2 Right, but we might want to limit
3 -- I wouldn't want to have people
4 living in an ADU to then short-term
5 rent out their house.

6 DEPUTY MAYOR BRENNAN: Exactly.

7 MS. GORDON: Obviously there
8 can be -- there can be other, and
9 should be, other aspects of this
10 added to my little proposal. But
11 that's something for you and the
12 lawyers to deal with.

13 DEPUTY MAYOR BRENNAN: Sure.

14 And then as far as parking goes, I
15 understand the interest in not
16 requiring parking because it makes
17 maybe another hurdle, right? But
18 has your committee talked about
19 what to do with vehicles that are
20 on the street when they have to be
21 cleared from the street, like in a
22 snow plowing situation?

23 MS. GORDON: No, but I mean, if
24 someone has a car, presumably, he
25 or she is required, as everyone

2 else is, to put the car somewhere.

3 DEPUTY MAYOR BRENNAN: Okay.

4 Yeah, that's how it's handled now.

5 MS. GORDON: Yeah.

6 DEPUTY MAYOR BRENNAN: That's

7 all I have, but thank you so much.

8 MS. GORDON: I don't anticipate
9 a change.

10 MAYOR STUESSI: Trustee Phillips?

11 TRUSTEE PHILLIPS: I just want
12 to be clear on one thing. You're
13 talking about, when you're speaking
14 of an existing structure or
15 nonconforming one, that this is not
16 going out of the -- the ADU is not
17 going out of the footprint of the
18 existing building, correct?

19 MS. GORDON: Not going out of
20 the existing building, no, I would
21 assume not.

22 TRUSTEE PHILLIPS: It would be
23 within the footprint of the
24 existing building?

25 MS. GORDON: The attached ADU

2 would be attached to the principal
3 building as it exists.

4 TRUSTEE PHILLIPS: Okay, but
5 before you were saying something
6 about wanting to do as-of-right,
7 which I understand, okay, but this
8 attached building is still going to
9 be going against property lines or
10 against some of the different
11 things within the code for lot
12 lines?

13 MS. GORDON: Yes.

14 TRUSTEE PHILLIPS: Okay, so
15 that's what you're asking to be
16 waived, correct?

17 MS. GORDON: Well, yes.

18 TRUSTEE PHILLIPS: You're
19 saying as --

20 MS. GORDON: I'm not sure it
21 needs to be waived. If it's
22 already -- if someone is already
23 living in the building and
24 creates -- let's say somebody has a
25 large house with an extra bedroom

2 and some more space that could be
3 turned into could be -- you know, a
4 bathroom could be added --

5 TRUSTEE PHILLIPS: A new
6 construction would be added?

7 MS. GORDON: -- small kitchen
8 could be added, but all of this
9 internally.

10 TRUSTEE PHILLIPS: But still --

11 TRUSTEE DOUGHERTY-JOHNSON: I
12 think what she's saying is not
13 added to the footprint, but
14 creating a bathroom like within the
15 space that already exists. If you
16 have a large house --

17 TRUSTEE PHILLIPS: That's what
18 I'm asking.

19 TRUSTEE DOUGHERTY-JOHNSON: --
20 creating a kitchenette, a bathroom.

21 TRUSTEE PHILLIPS: That's what
22 I'm asking, but not everybody has
23 large houses, so there should be --

24 MS. GORDON: Right.

25 TRUSTEE PHILLIPS: The

2 as-of-right I understand it. And
3 believe me, it would make things
4 easier. But I just think that that
5 one needs to be thought out a
6 little bit on some of the --

7 MS. GORDON: You mean
8 permitting the extension of the
9 principal building?

10 TRUSTEE PHILLIPS: Right,
11 permitting the extension.

12 MS. GORDON: That is
13 certainly -- but it -- I mean, what
14 we're -- we've mostly dealt with is
15 requirements. You wouldn't require
16 that an attached ADU be an
17 extension of the building.

18 TRUSTEE PHILLIPS: The other
19 thing is, years ago when there was
20 a discussion of housing -- and you
21 and I have talked about this in the
22 past -- where the previous
23 administration went through and
24 changed a very large amount of R1s
25 to R2's. So you're talking about

2 multi-family in here. Is that
3 something where you're suggesting
4 the R2's be --

5 MS. GORDON: No. I'm
6 suggesting that there simply be a
7 Residential District. That we
8 essentially get rid of the R1
9 District and then everybody is R2
10 and multi-family housing is
11 permitted and is more likely on
12 sizeable lots to be permitted.

13 I think something that we should
14 acknowledge is that this makes --
15 this would make more work for the
16 housing department. So, you know,
17 we need more staff. We may need
18 more --

19 TRUSTEE PHILLIPS: You mean the
20 building department.

21 MS. GORDON: What did I say?

22 TRUSTEE PHILLIPS: Housing.

23 TRUSTEE ROBINS: Housing.

24 MS. GORDON: Oh, I think it's
25 because I've been working Andrea

2 Menjivar and talking about her
3 housing department in Southold.

4 Yeah, the building department.

5 TRUSTEE PHILLIPS: Yeah, no, I
6 agree with you that the building
7 department would have to be -- and
8 I think we've all got that thought
9 anyway to be honest with you.

10 And then parking, I kind of -- it
11 doesn't matter to me. I don't
12 think it should be a requirement
13 and to be honest with you --

14 MS. GORDON: Good.

15 TRUSTEE PHILLIPS: -- if you
16 live in the Village of Greenport
17 and you're told you have to get
18 off, that's been going on for years.

19 MS. GORDON: People will find
20 places.

21 TRUSTEE PHILLIPS: Right.
22 They'll ask their neighbors or
23 whatever. Because years ago, we
24 used to have to get off the street
25 at 11:00 from March 'til -- what

2 was it, March 'til something, May I
3 think it was. So to me, that --
4 the parking situation in the
5 Village is probably going to come
6 up in discussion in a previous
7 thought patterns.

8 But other than that, I -- there's
9 a lot of work, a lot of discussion.
10 And I'm glad I reached out to you
11 the other day to get an update
12 because I think it's important for
13 the community to hear these things.

14 MS. GORDON: Well, you know,
15 your inquiry about what we were
16 doing makes me think that maybe
17 every couple of months we should
18 just give a report on what we're
19 doing.

20 Because often what we're doing is
21 something like, I was interviewing
22 the members of the Southold Town
23 Board about the pro-housing
24 designation and making a little
25 document, which I take to them, and

2 getting consultation with the Board
3 members. This is not an exciting
4 report to make in a presentation to
5 the Board.

6 TRUSTEE PHILLIPS: Right.

7 MS. GORDON: But, you know, if
8 the Board is interested in having
9 just sort of, you know, this is
10 what we've been doing for the last
11 -- I hope not every month, but
12 maybe every other month, I would be
13 delighted to do that. And I think
14 other members of the Board would be
15 -- of the committee would be fine
16 doing that.

17 TRUSTEE PHILLIPS: I think that
18 would be a valued piece of
19 information as everyone is talking
20 about it. Even though there may
21 not be a crowd in here, it's
22 recorded, so people can go back and
23 listen to it.

24 MS. GORDON: Right.

25 TRUSTEE PHILLIPS: It also

2 would bring it to the papers'
3 attention. So I think I would
4 appreciate getting it, so that's
5 why I reached out to you, okay?

6 MS. GORDON: Fine.

7 TRUSTEE PHILLIPS: But other
8 than that, your committee has been
9 doing a lot of work and I
10 appreciate it.

11 MS. GORDON: Thank you very
12 much. I hope that we can continue
13 to put more pressure on Southold to
14 participate in all of these matters
15 and I thank you very much, Board
16 Members, for --

17 MAYOR STUESSI: You're not
18 finished yet. You have two of us.
19 Don't escape.

20 (Laughter.)

21 TRUSTEE ROBINS: When you
22 finish, can I ask another question?

23 MAYOR STUESSI: Yes, go ahead.

24 MS. GORDON: I can thank you
25 all yesterday for going yesterday

2 to the Southold Town Board meeting
3 and making very clear how you feel
4 about the importance of
5 recognition, legal recognition, for
6 south -- for Greenport in another
7 context, but a related context.

8 I was thinking the Community
9 Housing Fund for instance. By the
10 way, the Southold intends to use
11 the Community Housing Fund for
12 ADU's. Which is an interesting
13 idea. I'm not sure how I feel
14 about it. We haven't talked about
15 it in the committee, but it just --

16 I wish there a ten percent
17 requirement there because the
18 proposals that are coming to them
19 are all in Mattituck. And, you
20 know, to his credit, the Chair of
21 the Community Housing Advisory
22 Board says, we've got to spread it
23 around. But we'll see.

24 I mean, I feel very strongly that
25 the Community Housing Fund

2 participation should also come to
3 Greenport even though there's no
4 legal requirement as there is with
5 the CHF. Okay, there's other
6 people who had --

7 MAYOR STUESSI: Julia,
8 wanted --

9 TRUSTEE ROBINS: I just had one
10 other question. So your plan --
11 and I don't know if the architect,
12 if you drew something up for the
13 250, 275-square foot unit. It does
14 have to have cooking and bathroom
15 facilities, correct?

16 MS. GORDON: Right.

17 TRUSTEE ROBINS: Is that drawn
18 in? I mean, have you figured for
19 that? I guess they figure it out
20 on a boat somehow or another, so I
21 imagine you could probably get it
22 into an apartment too. But that's
23 a requirement, correct? I mean,
24 they have to be independent living.
25 They're not going to be --

2 MS. GORDON: Yes, yes.

3 TRUSTEE ROBINS: -- strolling
4 through the house.

5 MS. GORDON: It has to be a
6 dwelling unit, which means cooking
7 facilities and bathroom facilities.

8 TRUSTEE ROBINS: A suggestion,
9 just, you know, a sketch of what
10 this would look like would be very
11 useful in your promotional material
12 I think, the smaller unit.

13 MS. GORDON: Of one that is
14 275-square feet?

15 TRUSTEE ROBINS: Yes, what that
16 would look like with a bathroom and
17 a bed, you know, an oven or
18 something to cook. I mean, I don't
19 know if it would be allowances that
20 you wouldn't have to have a full
21 30-inch range or something like
22 that. I think they make 24-inch
23 units and things like that. You
24 know, but I'm just thinking a
25 little bit architecturally, but,

2 you know.

3 MS. GORDON: Sure, thank you.

4 MAYOR STUESSI: No, there's big
5 business in appliances fit for
6 small apartments.

7 TRUSTEE ROBINS: Oh, I could
8 imaging there is. Yeah, I've seen
9 some of them. Great job, Dinni.
10 Thank you so much.

11 MAYOR STUESSI: Lily?

12 TRUSTEE DOUGHERTY-JOHNSON: I
13 just wanted to follow up on
14 Patrick's maximum question, which I
15 wonder do we need a maximum if
16 we're talking about existing
17 buildings? Like if someone has a
18 pretty large two-story barn, do we
19 want to limit the size of an ADU in
20 an existing structure? It's just a
21 thought. I just, I don't know.

22 MS. GORDON: Maybe not. In a
23 new structure I can imagine --

24 TRUSTEE DOUGHERTY-JOHNSON: Yes,
25 right.

2 MS. GORDON: -- absolutely
3 needing that, thinking as a
4 neighbor.

5 TRUSTEE DOUGHERTY-JOHNSON: And
6 I guess my other question, so one
7 -- like first you have this
8 proposal, which is the bullets
9 points. And are you thinking that
10 under our current zoning law in an
11 R-1 zoned lot you wouldn't be
12 allowed to have an ADU even if you
13 had an existing structure? Like is
14 that why in the second part --

15 MS. GORDON: Yes.

16 TRUSTEE DOUGHERTY-JOHNSON: Okay.
17 So we would have to make everything
18 like R2.

19 TRUSTEE PHILLIPS: Or no
20 residential zone at all.

21 TRUSTEE DOUGHERTY-JOHNSON: Right.

22 TRUSTEE PHILLIPS: Which is
23 what we talked about in the past.

24 TRUSTEE DOUGHERTY-JOHNSON: Right.
25 Those are my only thoughts. I

2 mean, I think -- thank you for
3 doing this -- and I think we
4 should, as soon as possible, make,
5 you know, make some changes so that
6 some of this can start happening.

7 MAYOR STUESSI: Do I get a turn?

8 MS. GORDON: Of course.

9 MAYOR STUESSI: You keep trying
10 to runoff, Dinni. This is your big
11 chance. Thank you, again, for all
12 the work on this. I just wanted to
13 remark that, you know, there's a lot
14 of situations with these preexisting
15 buildings in the Village and a
16 variety of circumstances that may
17 have been a garage or a barn at one
18 point or a storage shed, and they've
19 been converted into other things,
20 legally. And, you know, they're
21 being utilized by people for pool
22 houses, game rooms, any number of
23 things.

24 I used to have one at my original
25 house, which had, you know, a TV

2 and a big sofa in it. And I
3 learned very quickly we couldn't
4 build a bathroom in there. So we
5 could run into the house for it,
6 but, you know, I know there are
7 activities happening in a variety
8 of those throughout the Village.

9 MS. GORDON: Yes.

10 MAYOR STUESSI: And so my point
11 being is that it would seem to me
12 that if we're going to allow for it
13 to be a wet bar next to somebody's
14 swimming pool, why not allow to put
15 -- you know, my mother is here
16 visiting right now and, you know,
17 thank God I'm in a single story
18 house because couldn't go up the
19 stairs anymore. She could be
20 living there or staying in it. And
21 it's a way to create housing for
22 somebody like Joey that could be
23 done quite easily.

24 MS. GORDON: Yes. Well, I
25 think the member of my committee

2 who knows the most about what is
3 already happening with these
4 preexisting structures is Frank
5 Macken, who is here.

6 You want to say anything about
7 your observation of how those
8 structures are being used now?

9 MR. MACKEN: Well, I think --

10 MAYOR STUESSI: If you're going
11 to speak, I'd ask you go to the
12 podium and state your name and
13 address for the record, please.

14 MR. MACKEN: Is that going to
15 release you, Dinni?

16 MS. GORDON: It's up to you
17 whether you want to come up. I
18 just think you have a lot of
19 knowledge about this.

20 MR. MACKEN: Right. Yeah, well
21 in terms of --

22 MAYOR STUESSI: Frank, if you
23 could state your name and address
24 for the record, please.

25 MR. MACKEN: Oh, yes, right.

2 Frank Macken; 138 Sterling Avenue,
3 Greenport.

4 MAYOR STUESSI: Thank you.

5 MR. MACKEN: So in regard to
6 Julia's question about size and a
7 sketch, I'd be happy to do a
8 sketch. You know, I think -- and
9 Patrick would know this, like, I
10 mean, a bathroom -- the bathroom
11 and a kitchen would probably take
12 up probably less than half the 275
13 square feet depending on, you
14 know -- - well, I'd be happy to
15 make out a sketch on that.

16 Dana, it's interesting to have
17 Dana here because, you know, there
18 are a number of people -- as Kevin
19 just said, there are a number of
20 people using accessory buildings
21 for various reasons and not all of
22 them are willing to stand up in
23 front of the Board because they're,
24 you know, using -- they haven't got
25 approval for what they're doing.

2 But they're definitely just driving
3 around the Village or cycling
4 around the Village is better, or
5 walking.

6 MAYOR STUESSI: Just to be
7 clear, I'm talking about legal
8 uses. You can't legally build a
9 kitchen or a bathroom in an
10 accessory unit now. I'm talking
11 about people utilizing them legally
12 for things.

13 MR. MACKEN: Right, but I'm
14 just saying like as a matter of
15 fact, there are a number of units
16 that are being used, I would wager,
17 that could be legalized. And I
18 don't think people are willing to
19 put their head above the parapet
20 just until something is approved.
21 And I think you will find very much
22 more that, you know, this is like a
23 really easy way to provide housing,
24 extra housing in Greenport.

25 As regards to using of accessory,

2 you know, Nicky on our committee
3 mentioned that she knows of several
4 families who would like to, you
5 know, where a family -- where the
6 older -- the parent would like to
7 actually move into the accessory
8 building and have the younger
9 family live in a larger house and
10 stuff like that. So that's -- and
11 I think that probably applies to
12 the R1 District more than anything.

13 So that's basically it. I mean,
14 I don't know what more I could add,
15 but, I mean, there definitely is --
16 you know, this is definitely a
17 straightforward way to quickly
18 provide more dwelling units in the
19 Village.

20 MAYOR STUESSI: You actually
21 bring up a really good point and as
22 I sit here in a, whatever you call
23 this leg-boot thing with my break,
24 and not being able to navigate
25 stairs very well, and prior medical

2 issues not being able to go up
3 stairs, I know, as many know, we
4 are the oldest -- the North Fork is
5 the oldest community in the entire
6 State of New York.

7 MR. MACKEN: Wow.

8 MAYOR STUESSI: And so with
9 this graying population and many
10 folks that are starting to have
11 challenges getting up the stairs
12 and you look at the way we're built
13 out, the vast majority of the
14 houses in this Village, you know,
15 have the bedrooms upstairs.

16 And so to your point, I think
17 this might create more opportunity
18 for people where they might, as was
19 said earlier, move in to, you know,
20 the accessory unit and then
21 potentially rent out their house,
22 maybe to a family, on a full-time
23 basis.

24 As was suggested by others on the
25 Board, that it wouldn't with a

2 short-term rental, but, you know,
3 they could move into the accessory
4 unit and then have -- you know,
5 create additional housing by
6 renting out the main house.

7 MR. MACKEN: Yeah, that's true.
8 And I think any single story unit
9 can accommodate, you know, what's
10 necessary for living. And I think
11 that really is a good point. I
12 mean, I know my wife had her knee
13 replaced and she couldn't go up
14 stairs for a while and I have a
15 number of friends who are in their
16 80's and reached a mobility stage
17 where their mobility is compromised
18 and have to more downstairs in
19 their existing houses or whoever.
20 So definitely horizontal, one
21 story, it will be, you know, an
22 important part of it.

23 MS. GORDON: There's one other
24 member of our committee here, Ellen
25 Neff. Do you want to say anything?

DEPUTY MAYOR BRENNAN: Frank,

5 could I just ask you a question?

6 Excuse me, Ellen. Frank, thank you

7 for being here. I just want to

8 clarify something. The idea that

9 there may be some accessory

10 buildings being used currently in

11 the Village and people don't want

12 to come forward because they would

13 be out of compliance, if we make

14 this -- if we legalize this, that

15 doesn't actually contribute. Those

16 units don't contribute more

17 inventory because they're already

18 in use.

19

20 MR. MACKEN: That's true, but I
21 mean, you know it just makes it --
22 you know, it just legalizes what
23 they're doing. I mean, people are
24 doing this for economic reasons,
25 you know I mean? And most of them

2 are long term. I don't think -- I
3 think probably a few of them are
4 short term.

5 But it's people, in my case, being
6 on Social Security and taxes and
7 insurance are going up all the time.
8 I mean, there is that factor and
9 that's something that other members
10 of our committee mentioned in
11 Greenport. There are a number of
12 people who really could benefit by
13 this, you know, and really need it.

14 Lisa Hanley on -- or Liz Hanley
15 rather I think it is -- on Shelter
16 Island found that basically that
17 she was able to -- she's been able
18 to provide 16 ADU's already. And
19 she got a lot of money. She got
20 three million dollars to help do it.

21 There's money out there. There's
22 Plus One program in Southold for
23 people to convert structures, up to
24 125,000, to convert existing
25 structures. So there's money there

2 available that we can bring into
3 the Village and help people in the
4 Village.

5 And what she found was, you know,
6 there was an initial resistance,
7 but once people realized that
8 providing ADUs was helping out
9 their elderly neighbors, was
10 helping families, that was
11 basically -- that made it so much
12 easier.

13 And that actually cleared the way
14 for people to do new construction
15 as well subsequently. So it's
16 really -- it really opens people's
17 eyes and makes them aware that this
18 is something that benefits the
19 community.

20 DEPUTY MAYOR BRENNAN: I take
21 your point on that and I agree with
22 the affordability issues because it
23 does -- having these ADUs can
24 contribute to affordability of
25 homeownership, absolutely.

2 Back my first point about units
3 that can being used currently won't
4 contribute to the inventory unless
5 they're being used as short term
6 now and when this becomes legal,
7 they have to be converted to long
8 term.

9 TRUSTEE DOUGHERTY-JOHNSON: Plus
10 there's also units that aren't
11 really -- they may have a bathroom
12 and maybe people use them as guest
13 houses for their family sometimes
14 or just, you know, a play house
15 with a bathroom, but they're not
16 actively being lived in. So those
17 exist also.

18 MR. MACKEN: They could then be
19 rented out --

20 TRUSTEE DOUGHERTY-JOHNSON: Exactly.

21 MR. MACKEN: -- instead of just
22 being for family use.

23 TRUSTEE DOUGHERTY-JOHNSON: Right.

24 TRUSTEE PHILLIPS: I have one
25 question for both of you. Because

2 I'm assuming that your both very
3 involved since you just -- Frank,
4 you just described the process in
5 the Town, which we had a
6 representative from the Village on
7 there that pushed for the ADU. My
8 understanding is that we, as a
9 Village, need to push to get the
10 ADU zoned or changed in our code so
11 people can apply for that money,
12 correct; is that my understanding?

13 MR. MACKEN: Yes, I think so.

14 TRUSTEE PHILLIPS: Okay, that's
15 my understanding.

16 MR. MACKEN: Would you agree
17 with that?

18 TRUSTEE PHILLIPS: Because
19 that's been the catch for it.

20 MR. MACKEN: Yes, that's what
21 Andrea said. That like, I mean,
22 the money is available. If the
23 Village approves ADUs, then the
24 money -- that money, the Plus One
25 money can be used in the Village.

2 TRUSTEE PHILLIPS: Right

3 because we, a previous Board, okay,
4 who was active with the development
5 of that plan, pushed for that so
6 that we were included in it. It's
7 just our ADU discussion kind of got
8 sidelined.

9 MS. GORDON: Well, I think the
10 only way we will be included is to
11 push for their use of the Community
12 Housing Fund. I'm on that
13 committee, so I can do that, but
14 I'm only one person and it may turn
15 out that --

16 MAYOR STUESSI: Well, to be --

17 TRUSTEE DOUGHERTY-JOHNSON: Weren't
18 we also --

19 MAYOR STUESSI: -- clear, the
20 Community Housing Fund benefits the
21 Village as well. We have a
22 municipal agreement with the Town
23 on this.

24 TRUSTEE PHILLIPS: Yeah, we do
25 have an agreement on that already.

MAYOR STUESSI: And anybody can make application for something as long as it meets the parameters of the fund, the program itself.

MS. GORDON: Good.

TRUSTEE PHILLIPS: But that's
why we worked it out that way.

13 TRUSTEE PHILLIPS: Okay,
14 alright. Because this discussion
15 has been around for years, okay? I
16 know you've had it for years for
17 your own issues. But I just wanted
18 to make everyone aware that that is
19 a mechanism that once we get an ADU
20 zone change approved, that it makes
21 money available for people here who
22 want to do something. So that also
23 presses for us, as a Board, to
24 continue getting this done. Okay.

25 MS. GORDON: Yes. Do you want

2 to come say something?

3 MR. MACKEN: Thank you.

4 MS. NEFF: Yes. Good
5 afternoon. Ellen Neff, 629 Second
6 Street, member of this committee.

7 I think that we blink our eyes and
8 see -- lots of people blink their
9 eyes and they see additional unit
10 and we have the whole experience of
11 living through madness for
12 short-term rentals.

13 And to dispel that, and this is a
14 totally different discussion and a
15 discussion for all the citizens of
16 the Town, to provide additional
17 dwelling units, where we have an
18 opportunity if there's additional
19 building to be done or how the
20 permits are created, to upgrade
21 everything about environmental
22 impacts, the way things are built,
23 the -- we have a lot of opportunity
24 here to provide units for family
25 members, for other people, long

2 term only, and put teeth into any
3 supervision of that. You know, the
4 -- I'm trying think of the word.
5 We have done a good job supervising --
6 MS. GORDON: Enforcement.

7 MS. NEFF: -- enforcement of
8 short-term rentals. We have to do
9 an excellent job for lining up
10 people who fit a description of a
11 long-term renter and to help
12 homeowners create units that are
13 here this year, next year, next ten
14 years from now. And I think that's
15 an incredibly important thing.

16 So the housing in the Village,
17 one zone, a zone that is a mix of
18 one-family houses and two-family
19 houses and occasional, on larger
20 lots, multi-families.

21 Also the mix of having some more
22 units in the commercial area. The
23 Village can do a lot for the
24 residence and the people,
25 especially the people who need

2 housing. Thank you.

3 MAYOR STUESSI: Thank you,

4 Ellen. Thank you, Dinni.

5 MS. GORDON: Thank you very
6 much for listening.

7 DEPUTY MAYOR BRENNAN: Thank you.

8 MAYOR STUESSI: Julia, do you
9 have a recommendation for the Board
10 on what to consider moving forward
11 so we can push some -- put -- you
12 know, have Mark work with the Code
13 Committee on drafting something for
14 consideration as at a public hearing?

15 TRUSTEE ROBINS: Well, I think
16 that -- I think that probably the
17 major thing is the zoning change to
18 take the restrictions off, you
19 know, and allow --

20 MR. SALADINO: There are no
21 restrictions.

22 TRUSTEE ROBINS: I'm sorry?

23 MR. SALADINO: The point was --
24 may I?

25 MAYOR STUESSI: If you'd like

2 to speak, you can go to the podium.

3 MR. SALADINO: My name is John

4 Saladino and I live on Sixth

5 Street. Our code now provides

6 exactly what Dinni is asking for.

7 Right now Chapter 150-12 provides

8 exactly what she's asking for.

9 Any one-family house that wants
10 to convert to a two-family house,
11 add an apartment, is absolved from
12 both standards, except for parking.

13 And you could abolish that. I
14 don't understand about instituting
15 new code when the code is already
16 there.

17 MAYOR STUESSI: We're talking
18 about accessory units, separate
19 buildings, preexisting ones.

20 MR. SALADINO: Well, that's not
21 what I heard. I heard it would be
22 attached to the principal building.

23 TRUSTEE DOUGHERTY-JOHNSON: We're
24 talking about both.

25 TRUSTEE ROBINS: It's both.

2 It's both to be honest.

3 MR. SALADINO: Then I
4 misunderstood. I had heard
5 attached to principal building.

6 MAYOR STUESSI: We talked about
7 both, but the new thing would be a
8 preexisting unit that is detached
9 from the existing building.

10 MR. SALADINO: I'm just not in
11 favor of creating new code when we
12 have the old code to support. It's
13 hard enough living with the old code --

14 TRUSTEE ROBINS: Believe me,
15 John --

16 MR. SALADINO: -- and then
17 trying to create new codes --

18 TRUSTEE ROBINS: -- I'm against
19 any more new codes.

20 MR. SALADINO: -- to accomplish
21 the same thing. I apologize for
22 interrupting. I just misunderstood.

23 TRUSTEE PHILLIPS: John, you
24 bring up a very valid point is that
25 when we start looking at new codes,

2 which you and I have, in the past,
3 have looked at the old code and the
4 new code. That has to be the first
5 step is making sure wherever in the
6 old code we already have something
7 in existence. So thank you for
8 bringing it up. It's important.

9 TRUSTEE DOUGHERTY-JOHNSON: Well,
10 I was curious, when Dinni first
11 started she said 10, 15, 20 years
12 ago it was a different -- the
13 zoning code was different and did
14 allows these.

15 MS. GORDON: Uh-huh.

16 TRUSTEE DOUGHERTY-JOHNSON:
17 Because I know there are existing
18 allowed ones in the Village. So I
19 guess I wonder do we just look at
20 that and do we go back to that?

21 TRUSTEE PHILLIPS: I think
22 that's part of what this
23 gentlemen's job is going to be to
24 guide us.

25 DEPUTY MAYOR BRENNAN: John,

2 can I ask you a question while
3 you're up there?

4 MR. SALADINO: Sure.

5 DEPUTY MAYOR BRENNAN: So with
6 respect to the ADUs that are part
7 of an -- an attached to an -- an
8 attached ADU, like an apartment,
9 you're saying that the code already
10 provides that it's exempt from the
11 bulk standards. So what does our
12 code contemplate for ADUs in
13 detached structures?

14 MR. SALADINO: They're not
15 permitted.

16 DEPUTY MAYOR BRENNAN: Right.

17 MR. SALADINO: You're not
18 allowed to have a second dwelling
19 unit on the property. You change
20 that, then you can have whatever
21 you want.

22 DEPUTY MAYOR BRENNAN: Thank
23 you.

24 MR. SALADINO: Thank you.

25 TRUSTEE ROBINS: The way I read

2 this is they're proposing to make
3 it as-of-right that you can do
4 that, correct?

5 MS. GORDON: Yes.

6 MAYOR STUESSI: With a
7 preexisting building --

8 TRUSTEE ROBINS: With a
9 preexisting building, yeah.

10 MAYOR STUESSI: -- not a new
11 one.

12 TRUSTEE ROBINS: Not a new
13 building. Not a new construction,
14 yes.

15 MAYOR STUESSI: So a preexisting
16 building could be converted.

17 TRUSTEE ROBINS: Exactly. So I
18 think those are the main things to
19 address and also eliminate the
20 parking restriction. Like people
21 will find a place to park when it
22 snows. I can see them scattering
23 in my neighborhood every time we
24 get a forecast of snow, so...

25 MAYOR STUESSI: Lily?

2 TRUSTEE DOUGHERTY-JOHNSON: I
3 mean, I think it seems to make
4 sense this first proposal, although
5 I do think we would have to change
6 the thing that Patrick talked
7 about. I mean, like it wouldn't
8 always be a rental if the owner
9 lived in it, but also you couldn't
10 short-term rent either --

11 MAYOR STUESSI: Yeah.

12 TRUSTEE DOUGHERTY-JOHNSON: --
13 either structure. I still do think
14 the maximum question -- I feel like
15 Patrick raised his eyebrows, he
16 probably has a different idea --
17 I'm not sure we need that.

18 And that would be good first step
19 and maybe we do that first and then
20 think about the zoning change. I
21 mean, the R1, R2, or maybe we do
22 both. I could go either way
23 honestly.

24 I do think, Patrick, and I know
25 we talked about this before, made a

2 good point about, like I wouldn't
3 want suddenly investment to be --
4 it'd make more sense for people to
5 be buying like all the small little
6 housing we have in Town that are R1
7 right now and like building
8 two-family -- you know, knocking
9 them down, building two-family like
10 luxury or bigger houses and making
11 that. So we don't have that like
12 housing stock. I think that was a
13 good point, so that makes me a
14 little leery of the changing the R1
15 and R2.

16 DEPUTY MAYOR BRENNAN: How does
17 this Board feel about how many
18 dwelling units could be on the
19 property? So in a case where
20 there's only a single-family home,
21 a one-family home, the ADU -- the
22 detached ADU creates a second
23 dwelling, so it becomes two-family.

24 What are we contemplating for
25 lots that already have a two-family

2 on it? They can then have a third
3 family?

4 TRUSTEE PHILLIPS: That's where
5 the multifamily -- I think that's
6 where the multifamily --

7 TRUSTEE DOUGHERTY-JOHNSON: How
8 many apartments do you have?

9 MR. LOCATELL: On that property
10 at 611 four.

11 TRUSTEE DOUGHERTY-JOHNSON: Four,
12 and then if you add an ADU, it
13 would be five.

14 MR. LOCATELL: Correct.

15 TRUSTEE PHILLIPS: Because
16 there's two in the front, one
17 upstairs, one in the back, and the
18 garage is empty. I'm sorry, I used
19 to live there. It's okay, when we
20 were first married.

21 MR. LOCATELL: That's cool.

22 TRUSTEE ROBINS: What's your
23 acreage on your lot?

24 MR. LOCATELL: It's on the
25 survey, which is in that packet.

2 TRUSTEE PHILLIPS: It's on
3 here.

4 MR. LOCATELL: I don't remember
5 off the top of my head to be honest
6 with you. Last page.

7 TRUSTEE DOUGHERTY-JOHNSON:

8 Here, you can probably find it.

9 I'm not sure -- I mean, I'm not
10 sure why, especially if we're
11 talking about existing buildings,
12 why we would limit it at this
13 point? I mean, I don't think
14 there's -- there are some houses --
15 there's some big houses and biggish
16 lots in tow, but it's not that
17 many. I don't have a problem with
18 having five or six units on some of
19 them.

20 TRUSTEE ROBINS: 825 --

21 MR. LOCATELL: .19.

22 TRUSTEE ROBINS: .19, yeah.

23 DEPUTY MAYOR BRENNAN: I'm not
24 clear on why -- what the impetus to
25 eliminate R1 is. Is that in order

2 to get three dwellings on a
3 property?

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Well, no, see how I understood --
6 when I asked Dinni, but maybe I
7 misunderstood. So like my property
8 has a shed in the back.

9 DEPUTY MAYOR BRENNAN: Right.

10 TRUSTEE DOUGHERTY-JOHNSON: I'm
11 in R1. Could I not -- let's say we
12 did this first proposal with its
13 modifications, like the bullet
14 points. Because I'm in R1, could I
15 not change that into an ADU because
16 that would --

17 DEPUTY MAYOR BRENNAN: Why not?

18 TRUSTEE DOUGHERTY-JOHNSON: Well,
19 because I'm R1.

20 TRUSTEE ROBINS: Would minimal
21 lot size play into this at all
22 though? You have a very small lot.

23 MAYOR STUESSI: Go ahead, Mike.

24 MR. TERRY: So the single-family
25 home exists by right on the lot.

2 ADU's are accessory to the
3 single-family home. They shouldn't
4 have yield committed to it, meaning
5 square foot of the lot size.

6 So when you get into ADUs, it's
7 just an accessory whether it's
8 within the single family unit or in
9 the accessory building on that lot.

10 So do you understand that? When
11 you get into a two family, you
12 usually two units over 800 square
13 feet and they have different
14 restrictions usually.

15 But the units need to be modeled.
16 The units need to be modeled for a
17 number of bedrooms, the square
18 footage. And number of bedrooms is
19 how the Town of Southold calibrates
20 things. The square footage is how
21 sanitary flow is assigned.

22 And that's what you've got to be
23 worried about. When you're going
24 to say you're going to have six
25 units on one parcel, the sewer

2 system is going to take all the
3 flow from that six units. So there
4 has to be some equity in dispersion
5 of these units across the Village
6 because, as a Mayor and I have
7 discussed before, you almost have
8 to commit a certain amount of
9 sewage flow to these types of units
10 to have a viable program. You
11 don't want to run out of or come
12 into complications.

13 And also when have you six units,
14 you get into a -- you may get into
15 a parking problem. But as far as
16 parking goes, I think the vehicles
17 are going to change. You're going
18 to have more personal vehicles,
19 you'll have scooters, you'll have
20 e-bikes, you'll have things that
21 you don't need a traditional
22 parking space for, and you have a
23 lot of pedestrian connectivity
24 already in the Village, so it may
25 not be.

2 MAYOR STUESSI: Yeah, when we
3 get our major code update in the
4 Downtown District, we eliminated
5 virtually all parking requirements.
6 There was parking requirements were
7 eliminated for residential, for any
8 type of retail, and they're only in
9 there for hotels and larger
10 restaurants. That's one of the
11 things that we have on our list to
12 discuss across the board.

13 MR. TERRY: I think the other
14 component is fear of taxes. You
15 know, if someone puts an ADU in
16 their accessory, theoretically the
17 tax rate on that area is reassessed
18 at a certain rate because you're
19 taking storage and going to living
20 space.

21 Whereas if, say you have a back
22 end of a house and you have two
23 bedrooms in the back of your house
24 and you rethink it and you say I'm
25 going to put a little kitchenette

2 in here, cut a door in this wall
3 and turn that into an ADU, the tax
4 rate should not go up because you
5 have living space to living space.

6 So that's why it works in several
7 different situations.

8 So, you know, modelling these
9 things, there's several different
10 components. And it's very
11 interesting the way this is going
12 and I'm encouraged. I saw a lot of
13 money available to capture it. And
14 it's actually -- you have a housing
15 stock out here, it's just perfect
16 for it.

17 MAYOR STUESSI: Yeah, for sure.

18 Mary Bess, further thoughts?

19 TRUSTEE PHILLIPS: Pretty much
20 everyone's -- you know, we've all
21 discussed it. The parking is an
22 issue. And to me, the parking, as
23 I said before, they're going to --
24 you know you have to get off the
25 road, you'll find, you'll ask a

2 neighbor, you'll do whatever, okay?

3 If it encourages some type of -- it
4 encourages a property owner to do
5 an ADU, I think that's great.

6 I think I do have concerns about
7 the -- wording it so that if the
8 primary property owner wants to
9 live in the ADU and rent out the
10 front, that the front needs to be
11 restricted to long term, long term
12 rentals and not short term.

13 MAYOR STUESSI: I think we're
14 all in agreement with that, right,
15 Patrick?

16 TRUSTEE PHILLIPS: But I think
17 it's got to be written within the
18 code carefully.

19 DEPUTY MAYOR BRENNAN: We've
20 talked about it before. And I'm
21 not sure if that extends to having
22 no short-term rentals on a
23 property; is that what you're
24 thinking? So you have a two-family
25 house, you create an ADU, detached.

2 You move into it. Now we're both
3 the two-family units. We're
4 allocated to long term rentals?

5 TRUSTEE PHILLIPS: That's the
6 question.

7 MAYOR STUESSI: Yeah.

8 TRUSTEE ROBINS: That's a good
9 question.

10 TRUSTEE PHILLIPS: We avoided
11 -- when we did the change, we
12 avoided that loophole that was in
13 previous code that created that
14 loophole, and now we're creating
15 that loophole. You know, I think
16 that's something that we have to
17 discuss.

18 DEPUTY MAYOR BRENNAN: I would
19 think that that might be a
20 reasonable tradeoff. If we're
21 going to give permission to build
22 an ADU, then we ask that the other
23 units be moved in to long term.
24 That helps us to create that more
25 inventory of long term.

2 TRUSTEE PHILLIPS: Yes. And it
3 also --

4 DEPUTY MAYOR BRENNAN: Not
5 everyone -- you don't have to do it.

6 TRUSTEE DOUGHERTY-JOHNSON: Right.

7 TRUSTEE ROBINS: Right, and the
8 person that creates the ADU, they're
9 allowed to advertise it in the
10 classified, right? It's not just
11 for family? In other words, this
12 is an available thing, it's in --

13 MAYOR STUESSI: No. The
14 recommendation is it's for anybody
15 full-time.

16 TRUSTEE ROBINS: Right, okay.

17 MAYOR STUESSI: Which I think
18 is important. We don't want to be
19 in the business of whether it's
20 your aunt or grandmother.

21 TRUSTEE ROBINS: Absolutely, no.

22 MAYOR STUESSI: If Joey is able
23 to move into my ADU, hallelujah, we
24 created housing for him.

25 TRUSTEE ROBINS: Right, right.

2 MAYOR STUESSI: That's
3 wonderful.

4 TRUSTEE PHILLIPS: But I also
5 think that by us restricting, what
6 Patrick's talking about will also
7 restrict some of the tendency
8 towards investment and short-term
9 rentals.

10 DEPUTY MAYOR BRENNAN: Right.

11 TRUSTEE PHILLIPS: Okay, that's
12 where I was going with it. That we
13 need to be very clear and very
14 cautious with. That I would like
15 to see to be honest with you.

16 TRUSTEE ROBINS: Because you do
17 have to be careful about the fact
18 that you can't --

19 MAYOR STUESSI: Julia, could
20 you speak in the microphone?

21 TRUSTEE ROBINS: I'm sorry.

22 MAYOR STUESSI: No, you're
23 microphone.

24 TRUSTEE ROBINS: Oh, my
25 microphone. Yeah, you just have to

2 be very careful about not restricting
3 who can apply for something because
4 that kind of eases into Fair
5 Housing violation. In other words,
6 that's called steering, you know,
7 if you're trying to get a specific
8 type of a person for a rental. You
9 know, so just something to keep in
10 mind, you know, that that has to be
11 thought about as well.

12 MAYOR STUESSI: Well, I think
13 the recommendation from the
14 committee was it would be anybody
15 on a long term basis.

16 TRUSTEE ROBINS: Correct,
17 correct, yeah.

18 MAYOR STUESSI: Which I think
19 were all in agreement with, correct?

20 TRUSTEE PHILLIPS: Right. I
21 think what Julia is probably
22 getting into is who is, you know,
23 who's the tenant, who isn't the
24 tenant, but that shouldn't be in
25 our code anyway.

2 TRUSTEE ROBINS: Right, that's
3 not our business.

4 TRUSTEE PHILLIPS: I feel
5 strongly that we do not want to run
6 into the loophole that we had
7 before where a house where someone
8 claims their a family member living
9 there and they ended up short-term
10 renting both apartments and then
11 an ADU on top of it.

12 So I just, I think it's got to be
13 really clear language in there to
14 be very, very sure that that's the
15 policy that we want to project, okay?

16 TRUSTEE ROBINS: I agree.

17 DEPUTY MAYOR BRENNAN: And
18 there would be no sunsetting on
19 these provisions, right?

20 MAYOR STUESSI: A deed
21 appropriation.

22 DEPUTY MAYOR BRENNAN: In
23 perpetuity?

24 MAYOR STUESSI: Yeah.

25 TRUSTEE PHILLIPS: Yeah, that's

2 good.

3 MAYOR STUESSI: If you're
4 building one. Were you going to
5 say something else, Patrick?

6 DEPUTY MAYOR BRENNAN: We
7 touched on this in an earlier
8 discussion. You could incentivize
9 people to build more or perhaps
10 create more of these units
11 potentially if they sunsetted.

12 So you'd create a short-term
13 increase in housing, but not a long
14 term. So say I wanted to invest in
15 converting my garage into an
16 apartment and I agreed to do it for
17 20 years or something, but
18 ultimately I want that back. Like,
19 you know, I want that back for
20 family use or something like that.

21 Some people might be motivated to
22 do this and bring more units to the
23 market place, but they wouldn't be
24 in perpetuity. So it's a balance
25 act I think.

2 TRUSTEE DOUGHERTY-JOHNSON: But
3 I mean, are we even requiring these
4 to be like long-term leased? Like
5 if you allow this, couldn't you
6 allow it just as a guest cottage
7 for your family to stay in whenever?

8 DEPUTY MAYOR BRENNAN: I don't
9 think that's clear.

10 TRUSTEE DOUGHERTY-JOHNSON: Yeah,
11 I'm mean, I'm just saying, I'm not
12 sure it can be really. I mean,
13 again, it would not be short term
14 rented, but, you know, people are
15 going to redo their back shed and
16 put in a bathroom, we're not
17 necessarily going to like look at
18 their lease and say, okay, now are
19 you renting this year round?

20 DEPUTY MAYOR BRENNAN: Are we
21 not?

22 TRUSTEE DOUGHERTY-JOHNSON: Well,
23 right, I don't know.

24 TRUSTEE ROBINS: And then
25 another question I just thought of

2 was that, you know, if somebody
3 turns around and -- as we know,
4 people don't holden to their
5 housing forever, you know,
6 certainly not for 20 years, you
7 know? If somebody goes to sell
8 that house now, is the ADU
9 transferable with the house with
10 the sale of the house?

11 MAYOR STUESSI: Well, that's
12 what we were just saying. There'd
13 be a deed restriction and it needed
14 to stay a full-time rental and not
15 be converted short-term unless
16 there was a sunset.

17 TRUSTEE ROBINS: But it could
18 just revert back to single family
19 use as well. They wouldn't have to
20 rent it in other words.

21 MAYOR STUESSI: Well, I guess
22 that's the question he's bringing
23 up right now.

24 DEPUTY MAYOR BRENNAN: That's
25 the question, yeah. And the other

2 way around. So if I were to invest
3 in outfitting my own garage as a
4 separate dwelling unit, I could
5 visualize my adult children wanting
6 to use it in the short-term, but
7 then later in life, I might be more
8 interested in having a long-term
9 tenant because that would help with
10 my income. So is that a consideration
11 or is that too complicated?

12 TRUSTEE DOUGHERTY-JOHNSON:

13 But, I mean, I think that's part of
14 the point, like we want housing for
15 adult children, right? Like, I
16 think, that's housing. It's all
17 housing.

18 DEPUTY MAYOR BRENNAN: Yeah.

19 TRUSTEE DOUGHERTY-JOHNSON: I
20 mean, yes it does get a little --

21 DEPUTY MAYOR BRENNAN: I think
22 the scenario I'm taking about is
23 they're not living there all the
24 time.

25 TRUSTEE DOUGHERTY-JOHNSON: Well,

2 right, right.

3 DEPUTY MAYOR BRENNAN: They're
4 coming, whatever, vacation,
5 holidays, whatever.

6 TRUSTEE DOUGHERTY-JOHNSON: Right,
7 summers.

8 TRUSTEE ROBINS: I'm more
9 talking the scenario when Patrick
10 decides he wants to go live in
11 Florida; sell the house, be done
12 with Greenport, I'm out of here.

13 DEPUTY MAYOR BRENNAN: Yeah.

14 TRUSTEE ROBINS: You know? But
15 that ADU would continue as a coded
16 -- you know, as a legal ADU for the
17 person who bought the house or they
18 could just put it back and use it
19 as a garage and use it as their own
20 space, correct? But it would
21 remain --

22 MAYOR STUESSI: As a Board
23 member, he's prohibited from moving
24 to Florida.

25 TRUSTEE ROBINS: Okay. North

2 Carolina, is that where --

3 (Laughter.)

4 TRUSTEE DOUGHERTY-JOHNSON: I
5 mean, it occurs to me many
6 communities around the country have
7 done this and I know that probably
8 you guys have looked into some of
9 these it and maybe we have and I've
10 forgotten, but there are probably
11 good models out there that might
12 help us answer some of these
13 questions.

14 MAYOR STUESSI: Dinni, you're
15 smirking over there. Do you have
16 something to say?

17 MS. GORDON: Oh, just thinking
18 that, of course, we've looked. I
19 mean, like Washington State has it,
20 but lots of places are really just
21 starting on this.

22 TRUSTEE ROBINS: I don't want
23 to go down the rabbit hole on this.
24 I want to try and keep this as
25 simple as possible, okay? And I

2 absolutely do support what you're
3 trying to do here and I think it's
4 attainable, I really do.

5 MAYOR STUESSI: Okay. So what
6 does the Board consensus want to
7 recommend Mark and the Code
8 Committee to draft as it relates to
9 whether there should be a sunset,
10 can family utilize it or not, or
11 does it have to only be rental?
12 And we should get something drafted
13 that we can review and hold a
14 public hearing on.

15 DEPUTY MAYOR BRENNAN: I would
16 start with something simple, right?
17 So not too many variables, right?

18 TRUSTEE ROBINS: Absolutely.

19 TRUSTEE PHILLIPS: Yeah,
20 because that's what you run into --

21 TRUSTEE ROBINS: Can you do
22 that, Mark? Can you come up with
23 kind of a simple draft?

24 MAYOR STUESSI: Well, Trish has
25 done a lot of work on this already,

2 but between them and the Code
3 Committee.

4 DEPUTY MAYOR BRENNAN: I agree
5 with you about not going down the
6 rabbit hole, but we're also having
7 a discussion right now and it's a
8 good discussion. So it's forth --
9 especially if Mark's sitting here,
10 it's worth getting these different
11 thoughts out.

12 MAYOR STUESSI: So do you have
13 a recommendation on this, before
14 you move to Florida?

15 (Laughter.)

16 DEPUTY MAYOR BRENNAN: I'm
17 never moving to Florida.

18 TRUSTEE ROBINS: West Coast
19 East Coast?

20 PLANNING CONSULTANT TERRY: So
21 there's two structures I hear, just
22 to put it in some sort of category.
23 You have the funding from the
24 Community Housing Fund, which is
25 rent controlled. It has to be rent

2 controlled, so you're looking at
3 different income levels like 80
4 percent AMI, 120 percent AMI. So
5 you have that box. At the county,
6 they can offer \$35,000 a unit, but
7 they're like 80 percent AMI, which
8 I think is closer to the mid 90's
9 for a one-person family. So
10 there's that box.

11 But what I'm hearing is the box
12 above that. Allowing accessory
13 dwelling units that aren't rent
14 controlled, that aren't tenant
15 controlled like the Town of
16 Southold. So I'd have to look at
17 the code to see if that can be
18 accomplished.

19 Already, certainly within a
20 single-family home, but also as a
21 person of the public pointed out,
22 an accessory building. So, yes, it
23 can be done, but I hear two
24 different approaches.

25 TRUSTEE DOUGHERTY-JOHNSON: But

2 couldn't we allow -- like I would
3 want people in Greenport to be able
4 to use the -- like to apply under
5 those -- like if I wanted to do it
6 and say, okay, I want to do it as
7 an income restricted, I want to
8 make it affordable and I could get
9 help from the Community Housing
10 Fund to do that. Or get the grants
11 that were available on Shelter
12 Island and Southold, I believe.

13 Like couldn't we make it so we
14 could do that if we wanted? And
15 Patrick could do his, where he --
16 or you know, you could do yours
17 where it's just like, I'm going to
18 rent at reasonable rate, but I'm
19 not going to under these like
20 county specific -- do you know what
21 I'm saying? Like you can do both
22 things.

23 PLANNING CONSULTANT TERRY: I
24 know, but the accessory dwelling
25 unit, you can have someone who

2 says, I'm charging \$6,000 a month
3 for an accessory dwelling unit.

4 There's no control with that.

5 So if we're trying address
6 workforce housing, that's where the
7 controls come in and they're
8 married to all different types of
9 laws already in the structure. So
10 we have to, sort of, pull those
11 laws out and those rates and the
12 AMI's and apply them to the model
13 of the Village and come up with
14 different scenarios that the
15 Trustees can put forth.

16 TRUSTEE DOUGHERTY-JOHNSON: But
17 I mean, I guess part -- like no one
18 is going to pay \$6,000 for a 275
19 square-foot, hopefully.

20 TRUSTEE ROBINS: That doesn't
21 happen I can tell you.

22 PLANNING CONSULTANT TERRY: Right.

23 TRUSTEE DOUGHERTY-JOHNSON: Right,
24 I mean, right now at least.

25 PLANNING CONSULTANT TERRY: You

2 were talking about a 1,000 square
3 foot cap. So are you going --
4 that's sort of, is it itself
5 controlled? You're right, if it's
6 a small unit, then everything else
7 follows that. The amount of money
8 you can charge for rent at 1,000
9 square foot maximum.

10 But I must say that there's a lot
11 of need for two bedrooms and three
12 bedrooms in the communities.

13 Because we did a survey when we
14 writing the community housing plan
15 for the town and that is what came
16 back as the largest need, two
17 bedroom and three bedrooms. We
18 were quite surprised.

PLANNING CONSULTANT TERRY: Right.

25 M A Y O R S T U E S S I : -- full-time.

2 TRUSTEE ROBINS: And the rent
3 on the main house then, would that
4 be rent restricted in terms of --

5 PLANNING CONSULTANT TERRY: If
6 you have funding from these
7 different county and town programs,
8 it is restricted.

9 TRUSTEE DOUGHERTY-JOHNSON: Right,
10 but that's not a per project --

11 MAYOR STUESSI: That's not a
12 zoning question. That's a separate --

13 TRUSTEE DOUGHERTY-JOHNSON: Right.
14 That's ine project could be like
15 that and --

16 PLANNING CONSULTANT TERRY: That's
17 right.

18 TRUSTEE DOUGHERTY-JOHNSON: --
19 then somebody else, you could do
20 yours where you just rent it at the
21 rate that people are going to pay
22 for 275 square feet.

23 PLANNING CONSULTANT TERRY: Right,
24 so --

25 TRUSTEE DOUGHERTY-JOHNSON: So

2 it's like per project. It's not
3 across the board.

4 PLANNING CONSULTANT TERRY: I'll
5 give the ADA proposal -- I'll give
6 it a good read, but the objectives
7 of it should be very spelled out.
8 You know, is it for workforce
9 housing? Is it for seniors? You
10 know, if you have someone aging out
11 of their large home and they want a
12 smaller unit, that's what the Mayor
13 just pointed out. So there's all
14 these different scenarios that
15 would work and it's almost like a
16 menu of choices, and we can come up
17 with that.

18 TRUSTEE ROBINS: One from
19 Column A and one from Column B,
20 right?

21 PLANNING CONSULTANT TERRY: That's
22 right.

23 DEPUTY MAYOR BRENNAN: But I
24 think what I'm hearing is Mark is
25 suggesting, are we going to

2 consider that allowing ADUs must be
3 affordable, right? Are we only
4 going to allow ADUs to be created
5 if they satisfy some affordability
6 criteria or some other criteria
7 that Mark is suggesting? Like if
8 it's geared towards --

9 TRUSTEE ROBINS: And I think
10 that might limit the creation of
11 more ADUs, that's the problem.

12 DEPUTY MAYOR BRENNAN: I think
13 it would.

14 TRUSTEE DOUGHERTY-JOHNSON: I
15 mean, I think it also creates a --
16 then we have to have a lot more
17 oversight, right? I mean, we have
18 to have some mechanism of making
19 sure their affordable.

20 So it makes it a little more
21 complicated. Like I think we all
22 want more affordable housing. But
23 again, I guess I don't -- I think
24 of it as a more per project. Like
25 someone chooses, okay, I want to

2 get this grant or I want to use the
3 Community Housing Fund, sure, they
4 can do it and somebody else can
5 just say, I'm going to renovate
6 this space.

7 TRUSTEE PHILLIPS: Our code has
8 to allow that.

9 TRUSTEE DOUGHERTY-JOHNSON: Right,
10 exactly, but I would rather have
11 our code allow both options.

12 MAYOR STUESSI: So your
13 suggestion is that the zoning
14 allows for both scenarios --

15 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

16 MAYOR STUESSI: -- and how you
17 fund it, you can go to the
18 different sources, of course --

19 TRUSTEE DOUGHERTY-JOHNSON: Right.

20 MAYOR STUESSI: -- which you're
21 allowed to do.

22 DEPUTY MAYOR BRENNAN: I don't
23 really think that's a zoning issue,
24 right, how you fund it?

25 MAYOR STUESSI: No, no. That's

2 what I'm saying. It's not.

3 TRUSTEE PHILLIPS: It's not.

4 It's separate.

5 MAYOR STUESSI: I'm saying our
6 zoning would allow for you to, you
7 know, build one market rate
8 converting over an existing unit.

9 DEPUTY MAYOR BRENNAN: Well, we
10 had talked about this in prior
11 discussions. I think -- picking up
12 on your point, I think we had
13 talked about the small size was
14 going to, naturally, keep the rent
15 -- the cost down. Not that it
16 would be below marked. It would
17 still be at market, right, if it's
18 not restricted, but by virtue of
19 its small size, it creates more
20 variety of housing sizes and cost
21 and that's still a worthwhile goal.

22 MAYOR STUESSI: Yeah you're not
23 allowing it to be a short-term
24 rented, which that's an entirely
25 different scenario.

2 DEPUTY MAYOR BRENNAN: But
3 you're also allowing someone to
4 rent. They may be paying market
5 price, but it's a small unit. So
6 it contributes to a more
7 diversified housing stock, which is
8 one of our goals.

9 MAYOR STUESSI: Right. Any
10 other comments on this, folks? I
11 think we've got good consensus to
12 turn this over to draft some
13 language for us.

14 TRUSTEE ROBINS: And then let's
15 have a public hearing and see what
16 the public says.

17 MAYOR STUESSI: Yeah.

18 TRUSTEE PHILLIPS: Well, I
19 would like to see the copy of the
20 law so we can digest before --

21 TRUSTEE ROBINS: No, we have to
22 have the draft before we go
23 forward. Yeah, no, give us an
24 opportunity.

25 MAYOR STUESSI: So we've spent

2 a good amount of time, nearly an
3 hour and a half talking about this.
4 And, you know, as we had stated in
5 a prior meeting, you know, the goal
6 was to get these conversation
7 going, working together with Mark
8 with the Code Committee to advance
9 some things.

10 We've all had a chance to read
11 through some of the recommendations
12 from the Planning Board, some of
13 the community surveys. Julia, I
14 know you had touched on -- you
15 thought there were a few things
16 that aught to be focused on so that
17 we can set our agenda for our
18 January meeting.

19 Was there anything in particular
20 from the framework that you believe
21 needs to be a priority for the
22 Village on potential code changes,
23 so that we can write some notes and
24 make sure we, you know, get it
25 moving?

2 Because we're going to need to do
3 a deeper dive and schedule more
4 time, but just for the moment right
5 now, I think it would be good for
6 each of us to express what we think
7 some of the priorities are.

8 TRUSTEE ROBINS: In terms of
9 code changes, less is more as far
10 as I'm concerned. I mean, I don't
11 think we need more code. I think
12 let's try and back away from that
13 to be honest with you.

14 We're asking to be discussing it
15 more in depth. You know, we have a
16 survey from the Planning Board and
17 stuff like that, you know? I'll
18 wait until we discuss that to offer
19 my opinion on it.

20 MAYOR STUESSI: Well, that's
21 what we're doing right now.

22 TRUSTEE ROBINS: This is it?

23 MAYOR STUESSI: I mean we're
24 talking high level about it now.

25 TRUSTEE ROBINS: Oh, okay.

2 Alright, so we're off the ADU's now?

3 MAYOR STUESSI: Yeah, we're off
4 ADUS, talking about in general.

5 TRUSTEE ROBINS: Okay. I
6 wasn't sure.

7 MAYOR STUESSI: Parking by
8 example. We made significant
9 parking changes a couple of years
10 ago.

11 TRUSTEE ROBINS: Right.

12 MAYOR STUESSI: Do you have any
13 other thoughts on advancing whether
14 we should make further changes on
15 that? That's been something that's
16 been brought up in a number of
17 different scenarios.

18 Our Planning Board Chair sent us
19 additional information, we've
20 talked about it before. I think we
21 just had a discussion about not
22 having parking requirements in the
23 residential neighborhoods for the
24 ADU's.

25 TRUSTEE ROBINS: Right. No, I

2 mean, that I support. I really
3 didn't want to address parking so
4 much as some of the other things
5 that were mentioned in the Planning
6 Board survey in terms of vacant
7 properties and things like. But
8 that's not what we're discussing
9 right now, correct?

10 MAYOR STUESSI: You're welcome
11 to talk about vacant properties.

12 TRUSTEE ROBINS: Okay. Well, I
13 mean, yeah -- I mean, I think that
14 the restrictions on vacant
15 properties is probably not a good
16 place to go for us, okay? I think
17 that telling people what they can
18 do with their properties is not
19 productive for the Village and it
20 kind of is violating people's
21 properties rights, so I wouldn't be
22 if in favor of that.

23 One of the things I read was that
24 the word eminent domain came up. I
25 mean, I couldn't believe we were

2 going to be discussing that. That
3 we would be even thinking --

4 MAYOR STUESSI: I don't think
5 our Board has it. There was a
6 suggestion made in the Planning
7 Board --

8 TRUSTEE ROBINS: In the
9 Planning Board, right.

10 MAYOR STUESSI: -- by somebody
11 in looking at eminent domain to
12 purchase --

13 TRUSTEE ROBINS: Yeah, right.

14 MAYOR STUESSI: -- a very large
15 building in the Village.

16 TRUSTEE ROBINS: I would be
17 adamantly opposed to that. So as
18 far as there were, I think -- you
19 know, I need to look over the thing
20 before I -- go to somebody else and
21 come back --

22 MAYOR STUESSI: But why don't
23 we talk about vacant buildings for
24 a moment.

25 TRUSTEE ROBINS: Vacant

2 buildings, I mean, yeah.

3 MAYOR STUESSI: You know, while
4 you're suggesting that there
5 shouldn't be anything, you know,
6 forcing somebody to put something
7 in or any type of tax it sounds.

8 TRUSTEE ROBINS: Right.

9 MAYOR STUESSI: What about
10 something, you know, in the windows
11 so you're not looking into a desolate
12 space. Some other communities have
13 considered requiring, if you're
14 you've been vacant for a certain
15 amount of time, some sort of art
16 work or something in the windows as
17 part of it.

18 TRUSTEE ROBINS: Yeah, I've
19 read that. I've actually -- I'm
20 familiar with a couple of other
21 communities on Long Island as well
22 as in New Jersey and, you know,
23 I've looked into their various
24 restrictions of what they can --
25 how you deal with empty windows and

2 stuff like that.

3 I mean, we do have a lot of them
4 here in the Village right now. I
5 mean, some of them -- to be honest
6 with you, you know, everybody
7 complains about the arcade. I've
8 looked at that building. And to
9 honest with you, I mean, there
10 aren't a lot of real significant
11 violations there. Everybody is
12 just upset that it's empty.

13 But, you know, I mean, the
14 condition of the building isn't
15 that poor, to be honest with you.
16 You know, there's a couple of --
17 there are -- honestly, I don't know
18 how to deal with that, you know?

19 I think that, you know, filling
20 the windows with covers or murals
21 or whoever you think people would
22 do, you know, it's still an empty
23 business. Is it a commentary on
24 your Village and how it's doing?
25 You know, you're going to have to

2 ask the BID about that really.

3 I mean, I think that, you know, I
4 don't -- I just don't think that
5 we, the Village Board, should be
6 putting restrictions on what people
7 should do with their property,
8 that's basically it. I think it's
9 overage, I really do.

10 DEPUTY MAYOR BRENNAN: So I
11 think there maybe is a distinction
12 though between a vacant space that
13 is being actively marketed, the
14 property is being kept up, like
15 you're saying about the arcade I
16 think?

17 TRUSTEE ROBINS: Well, they
18 just listed with new agent, you
19 know, and they plastered stuff all
20 over the window. I even spoke to
21 the agent to find out where they
22 were coming from, you know?

23 But, you know, the arcade has
24 been empty for many years, you
25 know? I mean, I tried to sell it

2 once years ago, but they're -- you
3 have a hesitant owner that's not
4 willing to move that along right
5 now unfortunately.

6 MAYOR STUESSI: Well, no, it's
7 just they want too high of a price
8 for what the market is willing to
9 pay.

10 TRUSTEE ROBINS: Right.

11 MAYOR STUESSI: But to the
12 Deputy Mayor's point, they're
13 actively marketing it.

14 DEPUTY MAYOR BRENNAN: Yeah, so
15 in my mind, there's a distinction
16 between vacant property that's
17 being cared for and kept up and
18 marketed versus a property that's
19 forlorn, you know, not being cared
20 for and --

21 TRUSTEE ROBINS: Would those be
22 commercial you're talking about or
23 residential?

24 DEPUTY MAYOR BRENNAN: No, I'm
25 not actually talking about one or

2 the other. I'm just thinking, in
3 any case, there's a distinction
4 where a property is being neglected
5 than from a property that's vacant.

6 There's other things going on in
7 downtown retail area that effect
8 vacancy and it's not just a matter
9 of neglect or, sort of, disinterest.

10 I would just -- just to play
11 devil's advocate, I know you're
12 saying you're not in favor of
13 overreach and things that would
14 compromise people's property
15 rights, but I would put out there
16 that value of property, real
17 property, is largely influenced by
18 the surrounding properties, so --

19 TRUSTEE ROBINS: Right.

20 DEPUTY MAYOR BRENNAN: So it's
21 your neighborhood, it's your access
22 to amenities, services, things that
23 are external to your own property.

24 So to the extent that a derelict
25 property is not encroaching on my

2 property rights, it is encroaching
3 on my property value. And I think
4 the entire Village has an interest
5 in that. And so I don't entirely
6 agree with the position that it's
7 hands-off, you know what I mean?
8 Because derelict properties bring
9 down property values for adjacent
10 properties.

11 MAYOR STUESSI: Without a doubt.

12 DEPUTY MAYOR BRENNAN: And that
13 disincentivizes maintenance and
14 investments.

15 TRUSTEE ROBINS: No, our safety
16 is involved and stuff like that.

17 DEPUTY MAYOR BRENNAN: Yeah,
18 the broken windows.

19 TRUSTEE ROBINS: I agree with
20 you totally, okay? So there are
21 certainly extenuating circumstances
22 that would have an impact on that.

23 MAYOR STUESSI: And the Village
24 has taken action in our
25 administration the last couple of

2 years on some residential
3 properties where there was
4 significant problems with broken
5 windows and, you know, folks who
6 didn't belong in them and boarded
7 them up and took legal action, but
8 I think the point is well taken.

9 TRUSTEE DOUGHERTY-JOHNSON:

10 Well, I think the other issue, like
11 commercially -- and it's
12 complicated. It's not just -- I
13 mean, just having this many
14 vacancies downtown, like
15 economically, for the Village
16 Business District isn't -- and one
17 of the things that was in here that
18 I think is a good idea is sort of
19 something about like a better like
20 figuring out how to actually work
21 with businesses to get them in and
22 streamline zoning and planning and
23 sort of be a little more user
24 friendly in that way.

25 TRUSTEE PHILLIPS: Well, I

2 think that brings up the point of
3 what does the Commercial District
4 or the business owners, what do
5 they want, the type of stores they
6 want down there.

7 Because most of time I'm asked,
8 you know, if you're looking for a
9 tenant, as a property owner, what
10 -- you know, what do you want?
11 What do you want down there? You
12 know, do you want another
13 restaurant? Do you want a meat
14 market? Do you want another retail
15 store? I think that's something
16 that I believe the Business
17 District is probably starting to
18 look into.

19 And I know Mr. Vandenburg
20 is here. The discussion of how to
21 encourage out, you know, reaching
22 out through real estate agencies
23 what kind of businesses to
24 encourage to come to the Village.

25 I mean, years ago we had

2 community development that did that
3 type of work or reach-out, which we
4 don't have right now. We haven't
5 had it for a while. But I can say
6 back in the 80's and -- in the
7 80's, we had a very active
8 reach-out to different type of
9 businesses to see if they wanted to
10 be in the Village of Greenport.
11 Maybe we have to give some type of
12 a tax exempt -- incentive.

13 You know those are the things
14 that would be encouraging instead
15 of going the, you know, hard-handed
16 way that Julia was trying to get
17 away from. What can we do, as a
18 community, to encourage -- or
19 Village Board, to encourage helping
20 the business community find people
21 for these vacant stores.

22 MAYOR STUESSI: Well, I think
23 our biggest issue is either
24 properties that the owners aren't
25 willing to rent or sell and not

2 doing anything, as the Deputy Mayor
3 said, and then others who are
4 asking too high of a price.

5 I mean, I know a perfect example.
6 We've had a bike shop who has been
7 actively looking for space now for
8 a year. And this guy operates a
9 fantastic, well-regarded business
10 elsewhere on the island, and he has
11 tried to do either a popup or a
12 long term lease. He's tried to
13 engage with some property owners.

14 He can't engage with because
15 they're not responding. And then
16 others who simply want too much
17 money. And he's been -- even for
18 summer, one vacant space, they were
19 \$500 a month apart on rent and he
20 couldn't budge any further because
21 that was his number that made sense
22 for business the property owner and
23 the space for business. The
24 property owner wouldn't budge, and
25 meanwhile, the space continues to

2 sit empty.

3 And it's a shame because, you
4 know, had they allowed them to go
5 in, they likely would have had more
6 people looking at the space and
7 might have ended up finding a
8 buyer. Or he might have been
9 successful and might have signed a
10 longer term lease as part of it.

11 You know, we made a lot of
12 changes in the commercial code
13 allowing for virtually any business
14 as-of-right, any type of retail,
15 any type of smaller cafe. Again,
16 the only things that required
17 conditional approval in the last
18 update were hotels, larger
19 restaurants, and, you know, a
20 traditional bar so to speak. And
21 that's something we can consider
22 making further changes on if we
23 want to. But I think, you know,
24 some of the things are really, you
25 know, marked rate.

2 DEPUTY MAYOR BRENNAN: Yeah.

3 So, you know, looking at the memo
4 from the November 13th, this is
5 Planning Board memo, related to
6 what you're saying, I think number
7 three, this paragraph about code
8 process incentives is kind of a low
9 hanging fruit here. This is the
10 thing that we can do -- when I say
11 we, the Village Board. It's most
12 in our control.

13 So some of the -- like the
14 example you were just talking about
15 has a lot to do with market and
16 someone's business model perhaps.

17 MAYOR STUESSI: Yes.

18 DEPUTY MAYOR BRENNAN: But
19 number three here, you know, the
20 thing that we can do, without
21 requiring further legislation is to
22 improve our operational thing. And
23 I know we're trying to do that and
24 we have good people working in
25 Village Hall contributing to that,

2 but there's still more room for
3 improvement.

4 So one of the ways that we can --
5 without reducing requirements and
6 without creating new requirements
7 is to help folks get their projects
8 done and their businesses started
9 by making the best possible
10 situation in Village Hall.

11 So having adequate staff, code
12 enforcement --

13 TRUSTEE PHILLIPS: Process.

14 DEPUTY MAYOR BRENNAN: --
15 making the processes clear. You
16 know, the common complaint here is
17 people feel like they're treated
18 differently or that they got a
19 certain way through process and
20 then didn't realize they had to do
21 something. They feel like they
22 went two steps forward and one step
23 back.

24 So this is an area where we can
25 -- it's within our control. We can

2 do things about it. We don't have
3 to legislate our way out of it and
4 I think there's --

5 MAYOR STUESSI: Well, I think
6 where we can look at legislating
7 though is making some changes, if
8 we wish to, on some of these larger
9 currently conditional uses is
10 parking if we want to.

11 Those are the ones that go in
12 front of the Planning Board. I'll
13 use a simple example. Putting
14 aside 140 Main and their issue with
15 adding apartments up above, which
16 did just pass the ZBA the other
17 night as I understand, downstairs,
18 you know, we had somebody, Patty,
19 who's run a wonderful business here
20 for several decades, retired. They
21 wanted to subdivide the space and
22 bring in two new tenants.

23 That went through, you know,
24 building department very easily,
25 required no Planning Board

2 approval. It would have required
3 planning approval in the past. And
4 we have two businesses, including a
5 small cafe and a retailer, who are
6 going in there pretty quickly. And
7 I toured the construction site
8 yesterday, moving forward.

9 As it relates to parking, I'd be
10 curious what your perspective and
11 rest of the Board is on the parking
12 requirements. We have currently in
13 our code that we approved for the
14 larger conditional uses.

15 I guess one of the things I would
16 mention is, you know, Planning
17 Board has a good amount of
18 authority to review traffic and
19 ingress and egress without
20 quantifying numbers or needing a
21 minimum requirements.

22 Our Planning Board chair sent us
23 that, you know, thorough planning
24 document and a presentation. I'd
25 be curious if anybody has had a

2 chance to read through that and
3 what their thoughts are on parking
4 downtown for larger uses.

5 TRUSTEE PHILLIPS: I think it
6 -- I've talked about this for
7 years. I'll be honest with you,
8 I -- there's been a lot of
9 literature lately that parking
10 shouldn't be tied to zoning. And
11 I'm beginning to kind of see the
12 Village that -- trying to tie it
13 with an amount with some dream of
14 putting this money away for
15 infrastructure. It's a dream.
16 It's not going to happen.

17 I just -- my feeling, and I'm
18 just toying around with it is,
19 perhaps we should take the parking
20 restrictions out of it and perhaps
21 with the site plan reviews and
22 looking at the usage, encouraging
23 parking on the site plans a little
24 bit more if that's possible.

25 If not, I just think it's

2 starting to stymie us a little bit
3 more. Our times have changed here.

4 It's not like it was 20, 30 years
5 ago. I do believe that mass
6 transit is probably going to start
7 becoming important to the East End.

8 It has to, because we have too much
9 traffic.

10 But those are the pie in the sky
11 ideas, but right now I think that
12 the parking is creating a
13 restriction on some developments or
14 redevelopment or encouraging
15 tenants to come in. So as I said,
16 I've been reading lately that tying
17 parking to zoning is not really
18 product.

19 TRUSTEE DOUGHERTY-JOHNSON: Well,
20 it's also like thinking about the
21 highest and best use, right? We're
22 a very small Village. We want
23 housing. We want a vital downtown.
24 We want open space and parks and
25 like, yeah, do we want to use that

2 very precious resource to park cars
3 some of the time?

4 Because I mean, I know this is a
5 bad example, but 123 Sterling, like
6 there's a lot of space there and a
7 lot of it is parking and it's
8 mostly not used. And then right
9 next door to it you have the street
10 that's very crowded with many, many
11 cars.

12 TRUSTEE ROBINS: And they have
13 the chain up. You can't even get
14 in there.

15 TRUSTEE DOUGHERTY-JOHNSON: Right,
16 and like so it's just, you know, it
17 really, if you look at it, it makes
18 absolutely no sense. And I know
19 that's a not a commercial use.

20 It sort of it is, but, yeah, I
21 mean, just like we are a built-out
22 Village and we don't with want
23 people knocking down buildings so
24 that they can have parking so that
25 we can -- you know, so that we can

2 conform to a code that isn't really
3 making sense.

4 TRUSTEE PHILLIPS: And that is
5 part of it. You know, in looking
6 at the codes, we have to kind of
7 look at what's currently going on,
8 the same way we did with the
9 short-term rental. We have to look
10 at actually what is the current
11 economic engine that's kicking
12 everything. And I just -- as I
13 said, I've been doing a lot of
14 reading about it, so I just...

15 TRUSTEE ROBINS: It's trending
16 in the news right now as a matter
17 of fact, you know? It's not just
18 here. It's a lot of places, you
19 know? And that whole driving
20 culture of this country is being
21 examined right now.

22 TRUSTEE PHILLIPS: But on the
23 other end, if we do do it, that
24 means that the parking that's on
25 the street has to be regulated

2 differently. So that's the offset
3 doing away with one of the other.

4 DEPUTY MAYOR BRENNAN: Yeah, I
5 think that's right. I would agree,
6 the urban planning thinking of
7 parking is decidedly moved towards
8 less, right?

9 TRUSTEE PHILLIPS: Yes, it has.

10 DEPUTY MAYOR BRENNAN: And
11 that's been going upon for a while.
12 We see it everywhere we look. I do
13 still think that we need to be able
14 to properly evaluate and have some
15 oversight over larger projects,
16 that was the idea initially.

17 MAYOR STUESSI: Yeah.

18 TRUSTEE PHILLIPS: Right.

19 DEPUTY MAYOR BRENNAN: When we
20 have larger projects, they do have
21 real impacts to a neighborhood. So
22 I'm reluctant to take too much
23 authority away from the Planning
24 Board because those impacts could
25 be all kinds of things, not just

2 parking, right?

3 So we want to make sure that
4 we're not crating a problem in our
5 residential areas for projects that
6 would have normally been subject to
7 Planning Board --

8 MAYOR STUESSI: Well, I think
9 -- pardon me for interjecting, but
10 I think the Planning Board
11 statutorily has that right to
12 evaluate the parking situation, the
13 traffic situation, even without
14 minimums.

15 So the question is, do we need to
16 impose a, you know, arbitrary or
17 mathematical minimum on these
18 projects or does the Board wish to
19 be consider not having a parking
20 minimum and allowing the Planning
21 Board to evaluate on a case-by-case
22 basis?

23 DEPUTY MAYOR BRENNAN: Yeah, I
24 guess I would say, does that make
25 Planning Board decisions appear

2 more arbitrary then if there's not
3 stipulated numbers?

4 TRUSTEE PHILLIPS: Or do they
5 even want to be put in that position?

6 DEPUTY MAYOR BRENNAN: Which I
7 don't think they do.

8 TRUSTEE DOUGHERTY-JOHNSON: I
9 think what they gave us was this
10 chart, which it was like updated --

11 MAYOR STUESSI: Yeah.

12 TRUSTEE DOUGHERTY-JOHNSON: --
13 suggestions.

14 TRUSTEE PHILLIPS: Lily, I read
15 that document when it first came
16 and I'm trying go back through it
17 again. It's a topic, I'll be
18 honest with you, that I think we
19 all need to kind of regroup at,
20 come back and regroup at it and
21 have some thoughts on it, because
22 that is one of the key issues in
23 the code. It always has been. I
24 mean, over the last --

25 TRUSTEE ROBINS: Mary Bess,

2 we've been talking about this for
3 three 20 years.

4 TRUSTEE PHILLIPS: The last
5 20 years I've been talking about
6 parking, so I just -- you know...

7 DEPUTY MAYOR BRENNAN: Okay,
8 but we reduced some of the parking
9 restrictions a year and a half ago.

10 MAYOR STUESSI: Significantly.

11 TRUSTEE PHILLIPS: No, I'm not
12 saying --

13 DEPUTY MAYOR BRENNAN: Have we
14 seen -- what's the impact of that?
15 Have we seen a negative impact from
16 that? Has there been --

17 TRUSTEE PHILLIPS: Well, I can
18 think of one project that probably
19 got stalled because of it and I
20 don't really want to put the name
21 on it --

22 DEPUTY MAYOR BRENNAN: Well don't.

23 MAYOR STUESSI: You're talking
24 about eliminating --

25 TRUSTEE DOUGHERTY-JOHNSON: Well,

2 we reduced it in some ways, but in
3 other ways there was -- I mean, it
4 had been, if you were an existing,
5 there were no parking requirements.

6 MAYOR STUESSI: Yeah, you were
7 grandfathered -- any existing use
8 is grandfathered in.

9 TRUSTEE DOUGHERTY-JOHNSON: Right,
10 but I mean, it wasn't just existing
11 uses. It was an existing -- if it
12 built out. Like if you had it
13 built out before, you didn't --
14 before 1991, you didn't have --
15 there basically were no requirements.

16 DEPUTY MAYOR BRENNAN: Right.

17 TRUSTEE DOUGHERTY-JOHNSON: I
18 mean, there were requirements in
19 the code, but almost everyone was
20 exception from it.

21 TRUSTEE PHILLIPS: I don't know
22 what that noise was.

23 MR. VANDENBURG: Can I step up
24 and make a comment?

25 MAYOR STUESSI: Not at the

2 moment right now. Thanks.

3 DEPUTY MAYOR BRENNAN: So for
4 smaller commercial properties, do
5 you agree that on the whole parking
6 became less restricted, even when
7 you factor for the elimination of
8 the grandfathering or you feel it
9 was kind of neutral?

10 MAYOR STUESSI: Yeah, without a
11 doubt. I mean, we eliminated it
12 for any retail use.

13 TRUSTEE DOUGHERTY-JOHNSON: Yeah,
14 I mean, I think for smaller ones,
15 yes --

16 DEPUTY MAYOR BRENNAN: For the
17 smaller ones.

18 TRUSTEE DOUGHERTY-JOHNSON: --
19 for the larger ones, no.

20 DEPUTY MAYOR BRENNAN: Right.
21 Okay, so is it possible to even
22 observe or measure if that had --
23 was there any negative impact on
24 the community from --

25 TRUSTEE PHILLIPS: From the new

2 code?

3 DEPUTY MAYOR BRENNAN: -- from
4 lessening the restriction? I'm not
5 talking about the larger project
6 who feel like maybe they got
7 tripped up here. I'm talking about
8 lowering the parking, has it
9 created like more parking in the
10 neighborhoods? Has it is created
11 traffic? Has it created any new
12 problems? I haven't really
13 observed any.

14 MAYOR STUESSI: No, I think
15 that's a good point. I haven't
16 either. I think it's been --

17 TRUSTEE ROBINS: I haven't.

18 TRUSTEE PHILLIPS: I haven't
19 either.

20 MAYOR STUESSI: -- reshuffling.

21 DEPUTY MAYOR BRENNAN: Right.

22 MAYOR STUESSI: Things have
23 moved. New places have opened.

24 TRUSTEE PHILLIPS: Right.

25 DEPUTY MAYOR BRENNAN: Right,

2 and then has it helped get to, you
3 know, viable businesses into
4 spaces? That's hard to determine
5 right?

6 TRUSTEE PHILLIPS: That's hard
7 to determine right now.

8 TRUSTEE ROBINS: And the other
9 thing is, we have to acknowledge
10 the fact that we are, whether we
11 like to try and deal with it or
12 not, we are a seasonal community.
13 And at a certain time of the year,
14 in the middle of the winter on a
15 Monday, there's nobody in town. I
16 mean, you can pick your parking
17 space. I mean, that's just the
18 reality of what's going on here
19 right now.

20 So, you know, it's really hard to
21 analyze and say what is or what
22 isn't working, Patrick, you know?
23 Because it varies. We are a -- you
24 know, we change.

25 MAYOR STUESSI: But even in

2 July you can find a parking space
3 with, you know --

4 TRUSTEE ROBINS: Yeah, you can.

5 MAYOR STUESSI: You just have
6 to walk a little bit further.

7 TRUSTEE ROBINS: Absolutely.

8 MAYOR STUESSI: And, you know,
9 it's just what a person's tolerance
10 is and people get spoiled and they
11 think they should be able to park
12 right there. But, you know,
13 anybody that goes to Target or
14 Costco parks half a mile away when
15 they go there.

16 TRUSTEE ROBINS: No, you got
17 that beautiful space over by the
18 ferry right now, you know? And
19 there's always plenty of parking
20 there.

21 DEPUTY MAYOR BRENNAN: Well, I
22 think Mary Bess made the point
23 earlier, if we're going to further
24 reduce or eliminate parking, we
25 have to manage the parking and

2 traffic in other way, which is, you
3 know, metering or passes or
4 whatever. That's basically what
5 you're saying, it's outside of the
6 Zoning Board.

7 | MAYOR STUESSI: Yeah.

8 TRUSTEE PHILLIPS: Yeah, that's
9 our purview and that kind of needs
10 to be --

21 TRUSTEE PHILLIPS: And that
22 brings up that, you know, we have
23 to sell the point that the income
24 that's generated from the parking
25 meters help to go back for

2 infrastructure and road and
3 sidewalks. You know, it's not just
4 going in the general fund to say
5 yahoo, pay salaries or whatever.
6 It needs to something where this
7 Board makes a concrete effort.

I don't think that's the word I
want to use. Make a solid effort
that that type of revenue is going
towards what we need to make. It's
not just the business district, but
it's the residential areas that
need sidewalk repairs as well, you
know.

19 TRUSTEE PHILLIPS: We have the
20 availability of revamping, what
21 you're talking about, to generate
22 revenue so we don't have to go out
23 to bond for it. That's all for
24 better for the whole community.

2 doubt.

3 On that note, Brian, do we go out
4 of the meeting officially or --

5 TRUSTEE PHILLIPS: Did you want
6 to let Mr. Vandenburg say something?

7 MAYOR STUESSI: Yeah, just a
8 second?

9 BOARD COUNSEL STOLAR: You
10 advertised a 3:00 to 5:00 session
11 and a 6:00 session.

12 MAYOR STUESSI: Yes. We close
13 it and open again for part two?

14 DEFENSE ATTY one: Yes.

15 MAYOR STUESSI: Okay.

16 Rich, would you like to speak on
17 your issue quickly before we --
18 we've got HPC coming in ten
19 minutes. I didn't mean quickly,
20 but, you know.

21 MR. VANDENBURG: Absolutely,
22 I'll talk fast. Richard
23 Vandenburg, president of the BID,
24 also on Carpenter Street. I just
25 wanted to point out, you know, the

2 question, they're tied together;
3 certainly.

4 The vacancy issue downtown is a
5 threshold. You know, what
6 threshold do you want to pick? Be
7 it rent. Be it other requirements
8 that prevent a new business from
9 coming in. Being it the viability
10 of that business. So it's
11 threshold oriented.

12 A parking requirement is just
13 another threshold that ultimately
14 can impact business, I am speaking
15 specifically about the BID
16 District, the Business Improvement
17 District.

18 So I certainly would encourage
19 consideration of no parking
20 requirements unless, of course,
21 somebody is going to come in and
22 level, you know, almost like a City
23 block, and then that impact is
24 going to have a parking impact.
25 But overall, not requiring or

17 We would not have been able to
18 open the brewery in that building
19 because there is no specific
20 property available for a parking
21 requirement with that property.

22 It's basically the four corners of
23 the lot.

24 So we would not have opened in
25 Greenport had that parking

2 requirement been in place. So I
3 just would encourage that.

4 MAYOR STUESSI: Well, that
5 actually brings up a good point
6 because you -- it was Waterfront
7 Commercial then and so you were a
8 conditional use. So you had to
9 jump through a whole bunch of extra
10 hoops at the time. You don't have
11 to now because of what the Board
12 did two years ago with the changes.

13 MR. VANDENBURG: I'm not saying
14 that the zoning changes in some
15 respects have been helpful to kind
16 of make it more simplified, but
17 it's just the parking requirement
18 is what I'm focusing on specifically.

19 TRUSTEE PHILLIPS: Right.

20 MR. VANDENBURG: I would
21 encourage you not to impose a
22 parking requirement. Thank you.

23 MAYOR STUESSI: Well, we're not
24 -- I don't think we're looking to
25 go backwards. It's just a matter

2 of whether we further reduce it
3 from the conditional uses, large
4 restaurants and hotels, but we will
5 have that on our January meeting.

6 I'm going to make a motion to
7 close part one of the Work Session.

8 DEPUTY MAYOR BRENNAN: Second.

9 MAYOR STUESSI: All in favor?

10 TRUSTEE ROBINS: Aye.

11 TRUSTEE DOUGHERTY-JOHNSON: Aye.

12 MAYOR STUESSI: Aye.

13 DEPUTY MAYOR BRENNAN: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 Anybody who wants to return, we'll
16 see you at 6:00. Otherwise you can
17 entertain yourselves with the fun
18 of HPC. Roselle and Janice, it's
19 all yours.

20 (Whereupon, there was a
21 one-hour recess.)

22 MAYOR STUESSI: All right, I am
23 going to make a motion to open the
24 second half of the Work Session.

25 TRUSTEE PHILLIPS: Second.

2 MAYOR STUESSI: All in favor?

3 TRUSTEE ROBINS: Aye.

4 TRUSTEE DOUGHERTY-JOHNSON: Aye.

5 MAYOR STUESSI: Aye.

6 DEPUTY MAYOR BRENNAN: Aye.

7 TRUSTEE PHILLIPS: Aye.

8 TRUSTEE ROBINS: Pledge?

9 MAYOR STUESSI: We did the
10 pledge. First up on the agenda it
11 our fire chief.

12 CHIEF DE KERILLIS: Thank you
13 Mayor. Thank you, Village Board.

14 MAYOR STUESSI: Thank you for a
15 great tree lighting parade. That
16 was great fun.

17 CHIEF DE KERILLIS: It's always
18 a pleasure. It's always a
19 pleasure. Chief Albi de Kerillis
20 here. We had our awards meeting.
21 It was an abbreviated awards
22 meeting due to some Christmas
23 matters. Nothing to bring up. No
24 applications. No new membership.
25 We have exceeded, over the second

2 year in a row, 1,100-plus, alarms,
3 which is a pretty significant.

4 MAYOR STUESSI: Yes, it is.

5 Thank you for all --

6 CHIEF DE KERILLIS: So that's
7 pretty good.

8 MAYOR STUESSI: -- the work.

9 CHIEF DE KERILLIS: We thank
10 our membership very much for the
11 incredible volunteerism at this
12 time.

13 Just a couple things to bring up.
14 With the liaison and Greenport
15 Board, just a status on the boat,
16 how that's coming along during the
17 session? I don't know, Patrick --

18 DEPUTY MAYOR BRENNAN: Yeah, I
19 can speak to that. So the grant
20 funding is finalized. You know,
21 the Village Board already passed a
22 resolution to bond the entire cost
23 of the boat. There was an
24 understanding, I believe, among
25 this Board that the fire department

2 would engage in a fundraising
3 effort to -- we'll wait for this.

4 (Fire alarm sounding.)

5 DEPUTY MAYOR BRENNAN: So the
6 fire department is or should be
7 undertaking a fundraising effort to
8 raise money for the apparatus to
9 help close the gap the difference
10 between the cost of the boat and
11 the grant so that the Village
12 doesn't need to, sort of, reduce
13 the amount that we're actually
14 going to borrow.

15 I have sketched out a fundraising
16 scheme. I have met with Mr. Jester
17 who, as you know, has been
18 instrumental in this whole thing.

19 CHIEF DE KERILLIS: Absolutely.

20 DEPUTY MAYOR BRENNAN: And he
21 continues to be very interested,
22 but he's also had to reduce his
23 contribution a little bit. He is
24 going to continue to work on -- he
25 is continuing to work on looking

2 for other grant opportunities. So
3 he's very much engaged in that.

4 And I have begun some
5 conversations with some members of
6 the Marine Rescue Squad looking for
7 someone to spearhead the overall
8 fundraising effort and that's about
9 as far as I've gotten.

10 CHIEF DE KERILLIS: Okay. So
11 as far as Munson and building of
12 the boat, that hasn't been started
13 yet?

14 DEPUTY MAYOR BRENNAN: It has
15 not been started. I have been in
16 touch with Munson Boats to, you
17 know, periodically let them know
18 where we are. This Board hasn't
19 taken it up to -- or we have to
20 have a resolution to go to contract
21 with that vendor.

22 MAYOR STUESSI: Yeah.

23 DEPUTY MAYOR BRENNAN: Personally,
24 I would like to see the fundraising
25 efforts kick off and then maybe the

2 Board would feel comfortable going
3 to contract at that point, when
4 they see that, you know, the
5 fundraising efforts actually
6 underway. And this rests on me
7 quite a bit because I'm trying to
8 make that happen.

9 CHIEF DE KERILLIS: Right.

10 DEPUTY MAYOR BRENNAN: So long
11 story, it's still a work in progress.

12 CHIEF DE KERILLIS: It's still
13 a work in progress, so --

20 CHIEF DE KERILLIS: So it comes
21 down to the remaining balance is
22 what it comes down to.

23 DEPUTY MAYOR BRENNAN: Yeah,
24 and I'm not expecting that we -- we
25 may not be able to fundraise for

2 all of that, but I would like to
3 see an effort to make a significant
4 contribution to that balance.

5 CHIEF DE KERILLIS: Okay.

6 DEPUTY MAYOR BRENNAN: I hope
7 we can do that. I feel like we
8 can. So I think there's going to
9 be interest in that.

10 CHIEF DE KERILLIS: All right,
11 well, that's all I have. Aside
12 from that, we want to wish the
13 entire Board a very Merry
14 Christmas, Happy New Year and we'll
15 be back at a time soon enough.

16 MAYOR STUESSI: Right now
17 apparently.

18 CHIEF DE KERILLIS: Right now.
19 Best of luck. Thank you very much.

20 MAYOR STUESSI: Appreciate it.

21 TRUSTEE ROBINS: Merry
22 Christmas to you too Alain.

23 CHIEF DE KERILLIS: Merry
24 Christmas.

25 MAYOR STUESSI: Alright, we

2 have a public hearing this evening
3 in regards to potential CDBG
4 opportunities for the Village of
5 Greenport. I'll like a motion to
6 open the public hearing.

7 TRUSTEE DOUGHERTY-JOHNSON: Second.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 TRUSTEE DOUGHERTY-JOHNSON: Aye.

11 MAYOR STUESSI: Aye.

12 DEPUTY MAYOR BRENNAN: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 MAYOR STUESSI: The public
15 hearing is open. Is there anybody
16 who would like to speak on this
17 this evening?

18 AUDIENCE MEMBER: What is the
19 CDBG?

20 MAYOR STUESSI: Adam, would you
21 like to explain?

22 VILLAGE TREASURER BRAUTIGAM:
23 Yeah, sure. So each year in
24 advance of submitting for CDBG
25 funding requests to the county, we

2 ask the community to share any
3 ideas that they may have as far as
4 what the next year's funding could
5 be used for.

6 Past funding has been for ADA
7 compliant sidewalk ramps, sidewalk
8 repairs and funding towards new
9 playground equipment that you've
10 seen at Fifth Street Beach. So
11 we're interested in hearing what
12 the community feels these funds can
13 be utilize. So feel free to share
14 and the community's input will be
15 considered when we pick a project
16 for 2026.

17 MAYOR STUESSI: And if you'd
18 like to think about it a bit, I'm
19 going to make a recommendation that
20 we keep the public hearing open.

21 AUDIENCE MEMBER: Yeah, I
22 actually didn't know what the
23 abbreviation stood for.

24 DEPUTY MAYOR BRENNAN: Community
25 Development Block Grant.

2 TRUSTEE DOUGHERTY-JOHNSON: And
3 if I remember correctly, it's kind
4 of based -- like they're looking at
5 things that make things ADA
6 accessible, right?

7 TRUSTEE PHILLIPS: It's a lot
8 of --

9 VILLAGE TREASURER BRAUTIGAM:
10 That's one of the main ones that we
11 can utilize, yes.

12 DEPUTY MAYOR BRENNAN: What are
13 the other, so the public can hear?

14 VILLAGE TREASURER BRAUTIGAM:
15 Others include items such as like
16 food pantries and other public
17 services that we don't necessarily
18 have in this Village. Most of what
19 we are able to use it for is for
20 community development, such as,
21 sidewalk repairs and ADA compliance
22 and playgrounds and equipment that
23 the public can benefit from.

24 DEPUTY MAYOR BRENNAN: As far
25 as the sidewalk repairs go, it

2 seems be like it has to be put
3 together with accessibility.

4 MAYOR STUESSI: Absolutely.

5 DEPUTY MAYOR BRENNAN: Past
6 projects have been at the
7 intersection.

8 MAYOR STUESSI: Yes. We did a
9 bunch of work on Adams Street
10 recently over at the bus stop.

11 DEPUTY MAYOR BRENNAN: So this
12 is not an opportunity for general
13 sidewalk funding.

14 MAYOR STUESSI: No. I would
15 have put in for my house seven
16 years ago if that were the case.

17 TRUSTEE PHILLIPS: One of the
18 projects was in the back here,
19 there was supposed to be a sidewalk
20 that went from the back entrance to
21 the corner of South and 4th Avenue.

22 Because there was a large tree
23 there at the time, the Board didn't
24 do it, but I'm hoping that they get
25 to that because that was part of

2 the funding package that went with
3 the upgrade of the sidewalk around
4 Third Street Park.

5 DEPUTY MAYOR BRENNAN: Does
6 that funding still exist somewhere?

7 TRUSTEE PHILLIPS: I don't know
8 if you've transferred it or not,
9 but Adam will have to tell you.

10 VILLAGE TREASURER BRAUTIGAM:
11 That was a CDBG -- that was one of
12 the years. I believe that had been
13 moved to ADA compliant sidewalk
14 ramps in front of the library, which
15 we did about a year or two ago.

16 DEPUTY MAYOR BRENNAN: When is
17 the deadline for this?

18 MR. VANDENBURG: May I ask a
19 question?

20 MAYOR STUESSI: If you go to
21 the podium.

22 TRUSTEE PHILLIPS: But there's
23 one question I need to -- Adam, I
24 do believe that we have to, as far
25 as keeping the public hearing open,

2 we have to have this public hearing
3 done by such and such a date or?

4 VILLAGE TREASURER BRAUTIGAM: I
5 need to submit something in writing
6 by the end of this year.

7 TRUSTEE PHILLIPS: By the end
8 of this year --

9 VILLAGE TREASURER BRAUTIGAM: Yes.

10 TRUSTEE PHILLIPS: But not the
11 end of this month.

12 MAYOR STUESSI: That's the same
13 thing.

14 TRUSTEE ROBINS: I was going to
15 say --

16 (Whereupon, there was crosstalk.)

17 TRUSTEE ROBINS: -- this year
18 is the end of this month.

19 TRUSTEE PHILLIPS: -- a little
20 confused.

21 MAYOR STUESSI: Yeah, so we'll
22 keep it open until next week's
23 meeting and make a record.

24 MR. VANDENBURG: Just Richard
25 Vandenburg again. Just so that I'm

2 clear, the particular grant we
3 talked about, or window for this,
4 is for ADA only sidewalks or does
5 it encompass also sidewalk repair?

6 VILLAGE TREASURER BRAUTIGAM:

7 It can encompass sidewalk repairs
8 in certain areas of this Village.

9 Last year CDBG money we were
10 granted for various sidewalk
11 repairs on Front and Main, which we
12 are currently working with
13 companies to spend that money.

14 MR. VANDENBURG: Right, okay,
15 so that was really, kind of, the
16 reason of my question. Because I
17 know there was a survey that was
18 done. That money is essentially --

19 MAYOR STUESSI: We're working
20 on spending that money in the
21 downtown.

22 MR. VANDENBURG: Already
23 allocated, okay, so --

24 MAYOR STUESSI: Yes, it's
25 already there.

2 MR. VANDENBURG: Okay, alright.

3 And how much -- do we know how much
4 that is?

5 VILLAGE TREASURER BRAUTIGAM:

6 So, on average it's about \$80,000.

7 Believe it or not, that doesn't get
8 too many sidewalks done. This year
9 -- we propose a project to CDBG and
10 they actually release what they
11 feel comfortable with spending on
12 that project. For a Village of our
13 size, it's usually about \$80,000.

14 TRUSTEE PHILLIPS: Part of that
15 is part of the Suffolk County
16 consortium. Suffolk County has all
17 the towns, other than Brookhaven,
18 who has it's own CDBG program, they
19 all collectively -- Suffolk County
20 files into the community
21 development -- federal community
22 development money. Then it comes
23 to Suffolk County and then Suffolk
24 County delves it out to each area.

25 What we've done is we've had, at

2 Fifth Street Park, they've redone
3 the disabled -- playground
4 equipment for disabled children.

5 Hopefully one of my suggestions is
6 this year we need to do Third
7 Street Park with some new disabled
8 children play equipment.

12 TRUSTEE PHILLIPS: Yes.

13 | MAYOR STUESSI: Yes.

14 MR. VANDENBURG: And is there
15 any -- off the top of your head --
16 approximately, the work that was
17 done on Adams Street, what was that
18 total?

19 VILLAGE TREASURER BRAUTIGAM: I
20 actually have that tonight. That's
21 one of my -- but I'm happy to
22 mention it now. The completed
23 sidewalk project over there was
24 \$120,000 or \$130,000; \$85,000 of
25 which is reimbursable through CDBG.

2 MR. VANDENBURG: Great, thank you.

3 MAYOR STUESSI: Thank you.

4 DEPUTY MAYOR BRENNAN: Thank you.

5 MAYOR STUESSI: I make a motion

6 to keep the public hearing open

7 until next week's -- anybody have a

8 date?

9 TRUSTEE DOUGHERTY-JOHNSON: 23rd.

10 TRUSTEE PHILIPS: 23rd.

11 MAYOR STUESSI: -- 23rd for the
12 Regular Session.

13 TRUSTEE ROBINS: Second.

14 MAYOR STUESSI: All in favor?

15 TRUSTEE ROBINS: Aye.

16 TRUSTEE DOUGHERTY-JOHNSON: Aye.

17 MAYOR STUESSI: Aye.

18 DEPUTY MAYOR BRENNAN: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 MAYOR STUESSI: Ms. Hall?

21 Unless you want to pivot to Adam
22 first?

23 CLERK HALL: It's okay. I'm
24 ready. I just was noting who
25 seconded the motion.

2 TRUSTEE ROBINS: That's
3 Candace.

4 THE CLERK: It is Candace.

5 MAYOR STUESSI: I apologize my
6 back is --

7 THE CLERK: It's okay.

8 Good evening, everyone. I am
9 going to start with a
10 announcements. So Regular Session,
11 as just noted, is next Tuesday,
12 December 23rd, right here in this
13 same meeting room at 6:00 p.m.

14 Village Hall will be closed on
15 Thursday, December 25th and
16 January 1st, 2026.

17 Village Hall will close at noon
18 on December 24th and December 31st,
19 both Wednesdays.

20 I have a few updates. I'm going
21 to solicit, just in case you have
22 anything to add, Trustee
23 Dougherty-Johnson. So just, again,
24 I keep reiterating the website
25 update. We are on track. I think

2 there's going to be maybe
3 adjustments within the first month
4 or so, but I do feel good about
5 where we are and we are on track to
6 launch on time. So the log does
7 say that we have to be dot-gov, I
8 believe, by February of 2026.

9 I don't know if I reiterated
10 enough that this also encompasses
11 the Village e-mails. So both the
12 Village website and our Village
13 e-mails, they'll remain the same in
14 the first portion of it, but it
15 will be @VillageofGreenport.gov.
16 So our website and our e-mails will
17 be matching.

18 We're going to keep forwarding.
19 So the website will redirect you to
20 the new website. Our e-mails will
21 do the same, probably for the
22 foreseeable future would you say?

23 TRUSTEE DOUGHERTY-JOHNSON: I
24 mean, I think that makes sense.
25 Maybe not 20 years, but, you know,

2 yeah, the short foreseeable future.

3 VILLAGE CLERK HALL: Yeah, to

4 allow people to adjust to the

5 changes.

6 We are going forward with our

7 photography contest. So this

8 photography contest is going to go

9 live January 1st. So we are going

10 to run the contest for three months

11 at a time. We'll pick winners. So

12 this is to solicit websites. The

13 winners, their photos will be used

14 on the Village website. So we're

15 going to need own batch of stock

16 images.

17 So I'm actually really excited to

18 lunch this. I think it will be a

19 cool way to engage with our

20 community and our community can be

21 a part of this new website.

22 Let's see. There will be four --

23 likely four or five categories.

24 The age to participate in the

25 photography contest, I believe,

2 we're going to go with 14 plus, so
3 that we can encompass high school
4 students as well.

5 I think that's really it for now
6 on the photography contest. We'll
7 be publishing this information and
8 hopefully sharing through
9 Communications Committee as well to
10 solicit photos from everyone.

11 Next up are resolutions. I'm
12 sorry, before I -- do you want to
13 add anything?

14 TRUSTEE DOUGHERTY-JOHNSON: I
15 don't think I have anything to add.

16 VILLAGE CLERK HALL: Okay.

17 TRUSTEE DOUGHERTY-JOHNSON: I
18 would say that the website might --
19 yeah, it will probably launch and
20 then we may add more later.

21 VILLAGE CLERK HALL: Yeah.

22 TRUSTEE DOUGHERTY-JOHNSON: And,
23 you know, they'll be slight
24 changes, but the general --
25 hopefully we'll launch in January,

2 but fairly soon, but it's getting
3 there.

4 VILLAGE CLERK HALL: It is very
5 soon, but we have been at this for
6 quite some time.

7 TRUSTEE DOUGHERTY-JOHNSON: Yes,
8 that's true.

9 VILLAGE CLERK HALL: So I'm
10 excited. We're in the homestretch.

11 So next up I have resolutions.

12 So the first resolution to is to
13 award a bid for the purchase of
14 transformers to Midwest Electric
15 Transformer Services, Inc. They
16 were the low bidder. This bid was
17 open back in November.

18 Next Resolution is to appoint
19 members to the Village of Greenport
20 Mural Committee. So I believe
21 Trustee Dougherty-Johnson will be
22 liaison or chair?

23 TRUSTEE DOUGHERTY-JOHNSON:
24 Liaison. Patricia Kilbride is
25 chair and we have already two other

2 members. So this will be like six
3 members and a liaison, which I
4 think will probably be it for now.

5 VILLAGE CLERK HALL: Okay. So
6 we have Kara Hoblin, Jeremy
7 Garretson and Sarah Williams will
8 be added to the Village of
9 Greenport Mural Committee.

10 The next three resolutions, the
11 first up is these are annual bids
12 that we do every year in December.

13 So the first is the delivery of
14 Number 2 heating oil. The sole
15 bidder was Bert's Reliable.

16 The next bid is for the annual
17 contract for the delivery of diesel
18 fuel. Bert's Reliable, again, was
19 the sole bidder on this. Just for
20 the Board and the public's
21 knowledge, this price has not
22 changed since I've been here. So
23 it's been consistent, just for the
24 sake of everyone's knowledge.

25 The next resolution is for the

2 annual contract for the snow
3 removal, for help with snow removal
4 on Village streets as necessary.

5 The low bidder was Stanley stress
6 sick. Any questions, anyone, so
7 far?

8 DEPUTY MAYOR BRENNAN: So these
9 fuel oil contracts are cost plus 20
10 cents per gallon; is that how it
11 works?

12 TRUSTEE PHILLIPS: Correct.

13 VILLAGE CLERK HALL: Correct.

14 TRUSTEE ROBINS: It's always
15 been that way I think.

16 TRUSTEE PHILLIPS: It's over
17 rack price. Yeah, that's the rack
18 price, whatever they're getting
19 from the pump from Northville.

20 DEPUTY MAYOR BRENNAN: I'm just
21 wondering it why is it done in
22 December?

23 MAYOR STUESSI: Probably
24 because it's always done that way.

25 Can take a look at it. Fuel prices

2 are higher this time of year.

3 DEPUTY MAYOR BRENNAN: Yeah,

4 but they're not specified by price.

5 It's cost of fuel plus 20 cents,

6 right?

7 VILLAGE CLERK HALL: Correct.

8 DEPUTY MAYOR BRENNAN: So

9 that's what I was thinking, if we

10 started it earlier we could get a

11 more competitive bid, but it's the

12 cost plus --

13 TRUSTEE PHILLIPS: I know. But

14 the reason the rack price was the

15 cost to get the variable rates

16 through the year. Because I'll be

17 honest with you, when I fuelled my

18 house, because I always do it in

19 summertime, it was more per gallon

20 than what it is now.

21 TRUSTEE ROBINS: It's not

22 guaranteed.

23 TRUSTEE PHILLIPS: It's not a

24 guarantee. That's why they base it

25 on the rack price.

4 TRUSTEE PHILLIPS: The rack
5 price is when they go to Northville
6 to fill the tank up.

10 TRUSTEE PHILLIPS: Yeah, but --

13 TRUSTEE ROBINS: Shop for fuel.

14 TRUSTEE PHILLIPS: I really
15 doubt we would get a fuel vendor
16 who will not do it this way given
17 the variable price of the fuel,
18 I'll be honest with you. With our
19 boat we do the same thing. I mean,
20 we shop around because it's based
21 on a certain price over the rack
22 price of whatever it is at the
23 wholesale point. Because
24 Northville is wholesale. There's a
25 difference.

2 But the other thing can you do
3 is, perhaps -- to answer Patrick's
4 question and for everybody else --
5 is I do believe that, Adam, you
6 could kick out a report as to what
7 each month what we've paid for
8 reliable, what the price has been?

9 VILLAGE TREASURER BRAUTIGAM: I'm
10 sorry?

11 TRUSTEE PHILLIPS: Can we shoot
12 out, off of the accounting system,
13 the price that we pay each month
14 for Bert's Reliable for that
15 particular bit?

16 VILLAGE TREASURER BRAUTIGAM: Yes,
17 I could. I also keep a spreadsheet
18 of each department's usage so we
19 can track to see.

20 TRUSTEE PHILLIPS: Would that
21 help you?

22 DEPUTY MAYOR BRENNAN: No, no.
23 I mean, if this is a wholesale
24 price, then all of the local
25 delivery companies are going to be

2 paying the same or close to the
3 price from the distributor. I
4 guess it's the \$0.20 per gallon is
5 the opportunity for the competitive
6 bid.

7 VILLAGE TREASURER BRAUTIGAM: Yes.

8 DEPUTY MAYOR BRENNAN: You had
9 one bidder, right?

10 VILLAGE CLERK HALL: Yes.

11 TRUSTEE ROBINS: Over the years
12 I don't think we've had any other
13 bidders.

14 VILLAGE CLERK HALL: I think at
15 least the last two years I can
16 confirm that.

17 MAYOR STUESSI: Well,
18 interestingly, the fuel facility
19 are the ones that purchased the
20 former vendor, Anz Fuel. So there
21 might be an opportunity say in the
22 future if we're able to get this
23 out better --

24 VILLAGE CLERK HALL: So I just
25 want to ask Brian. This was bid as

2 an annual contract. So would we
3 have to go out to bid again in
4 order to change this or does this
5 lock us in until next December?

6 BOARD COUNSEL STOLAR: If you
7 are bid -- if the bid document
8 specified that it was a full year
9 and your contract provided that
10 it's for a full year, you're
11 committed to that full year.

12 VILLAGE CLERK HALL: Right. So
13 I don't know how we would -- to
14 your point, how the date would
15 change.

16 DEPUTY MAYOR BRENNAN: You
17 would just advance the bidding
18 date. It doesn't interfere with
19 the contract, right? You'd start
20 the bidding earlier.

21 BOARD COUNSEL STOLAR: You can
22 start it earlier or you can change
23 the length going forward.

24 VILLAGE CLERK HALL: Okay, so
25 change --

2 DEPUTY MAYOR BRENNAN: Going
3 forward?

4 BOARD COUNSEL STOLAR: Correct.

5 VILLAGE CLERK HALL: So
6 changing the date of the bid
7 contract for this year doesn't
8 prohibit us from going out to bid
9 earlier in the year, but we still
10 won't be able to start that
11 contract. It would start --

12 BOARD COUNSEL STOLAR: It would
13 kick in --

14 VILLAGE CLERK HALL: -- January
15 of 2027, right?

16 BOARD COUNSEL STOLAR: Correct.

17 VILLAGE CLERK HALL: So the
18 only thing that would change is
19 when we bid, which --

20 MAYOR STUESSI: We could bid in
21 June for the following year for a
22 six-month contract --

23 VILLAGE CLERK HALL: Okay.

24 MAYOR STUESSI: -- instead of
25 bidding in December for a full year

2 contract.

3 VILLAGE CLERK HALL: Okay.

4 DEPUTY MAYOR BRENNAN: I'm not
5 trying upset the algorithm. I
6 don't know that we're going to do
7 any better. I'm just curious about
8 the timing.

9 VILLAGE CLERK HALL: Okay. I
10 guess I can make a note to
11 follow-up with the Board. There's
12 four bids that happen this time of
13 year. There's one that is not on
14 here, which I'll share details with
15 the Board about that separately.
16 But I'll send you -- I guess I can
17 send you a list of the bids that
18 happen at the same time every
19 year --

20 DEPUTY MAYOR BRENNAN: Okay.

21 VILLAGE CLERK HALL: -- to
22 contemplate if you guys want to
23 change that.

24 DEPUTY MAYOR BRENNAN: Sure.
25 Thank you.

2 TRUSTEE PHILLIPS: Well, that
3 does bring up another bid that I
4 haven't seen for quite a while and
5 that's the sewer department for the
6 sludge removal.

7 VILLAGE CLERK HALL: That one
8 was passed.

9 TRUSTEE ROBINS: Yeah, a couple
10 of months ago.

11 (Whereupon, there was crosstalk.)

12 TRUSTEE PHILLIPS: Maybe I was
13 just reading. Did it go to the
14 same contractor?

15 VILLAGE CLERK HALL: I don't
16 remember off the top of my head,
17 but that's another --

18 MAYOR STUESSI: I'm pretty sure
19 it did as I recall. I think they
20 were the sole bidder as well.

21 TRUSTEE PHILLIPS: Maybe
22 that's --

23 TRUSTEE ROBINS: We have a lot
24 that are sole bidders. Not a lot
25 of people bidding on our contracts

2 unfortunately.

3 VILLAGE CLERK HALL: Yeah,

4 there's --

5 MAYOR STUESSI: Nobody reads
6 the classifies in the printed
7 newspaper anymore. That's where, I
8 think, we need to see how we can
9 get the word out better. I'll
10 bring it up with the East End
11 Mayor's supervisors to see if it's
12 something folks have had success
13 with.

14 VILLAGE CLERK HALL: Okay.

15 Okay, so next up, our public
16 assembly applications.

17 So the first public assembly
18 application, I guess I just want to
19 note that there is -- there was a
20 tabled public assembly application
21 from last -- I'm sorry, earlier
22 this month from the -- it was the
23 November Regular Session, which
24 took place December 4th. So those
25 two resolutions are on the cover

2 page for the Greenport Farmers
3 Market. And then next are public
4 assembly applications that will be
5 on next week's agenda just to be
6 clear.

7 So the first is from Brian Rosen
8 on behalf of the LGBT Network to
9 host North Fork Pride on Saturday,
10 June 27, 2026 between the hours of
11 12:00 p.m. and 5:00 p.m. The event
12 does include a road closure for the
13 parade.

14 The festival with vendors and
15 organizations will be stationed in
16 Mitchell Park and along Front
17 Street between Main and Third
18 street for the duration of the
19 festival.

20 The applicant has also requested
21 a suspension of the Village of
22 Greenport Open Container Law for
23 the duration of the festival.

24 The next public assembly is --
25 full disclosure, again, for the

2 Board and the public, this is an
3 organization that I cofounded and I
4 am one of the lead organizers of
5 this event.

6 So this is a public assembly
7 application submitted on behalf of
8 North Fork Kid Connect to host a
9 youth basketball tournament at the
10 Third Street Basketball Court on
11 Saturday, July 25th between 9:00
12 a.m. and 7:00:00 p.m., which
13 includes time to set up and clean
14 up for the event.

15 We are requesting -- or the
16 applicants, we are requesting a
17 road closure between North and
18 Center Street.

19 Next up is just a listing of
20 legal notices and they're both
21 pertaining to state liquor
22 applications, public hearings and
23 the four bids. Any questions, anyone?

24 (No response.)

25 MAYOR STUESSI: Thank you.

2 TRUSTEE DOUGHERTY-JOHNSON: This
3 looks really nice, Candace. I
4 haven't actually seen this.

5 VILLAGE CLERK HALL: This is by
6 our intern, everyone. So there's a
7 whole -- yeah, this is the first of
8 the flyers and then there's another
9 one with directions. I apologize
10 if this didn't make it to the
11 website. This came late in the
12 week, but this is just a draft. I
13 will upload this tomorrow. If it's
14 not on the website today, I apologize.

15 DEPUTY MAYOR BRENNAN: Is there
16 a deadline?

17 VILLAGE CLERK HALL: So it's
18 going to run in seasons. So we'll
19 do three months so that we can
20 continuously pick winners, so we
21 can start filling the website. So
22 this is -- again, this is a draft.
23 She's going to add directions to it
24 as well. Thank you.

25 TRUSTEE DOUGHERTY-JOHNSON:

2 Thank you.

3 MAYOR STUESSI: Adam?

4 VILLAGE TREASURER BRAUTIGAM:

5 Good evening. I don't have any
6 resolutions this evening, so I'm
7 going to move right ahead with the
8 utility billing, which is on time.

9 Actually our utility biller was on
10 vacation last week, so I had the
11 pleasure of revisiting my old desk
12 and little refresher course on the
13 bills. It had been a while, but
14 it's important to remember where
15 you came from, right?

16 Moving on to my talking points.

17 SynergEV, just an update, after
18 the approval of the contract at the
19 last meeting, the lead time is
20 currently eight weeks for the new
21 units, although holidays may delay.

22 Doug Jacobs and I are working with
23 them to get everything in order.

24 For those who may not be aware,
25 that's in relation to some new EV

2 car chargers we're getting in the
3 Adams Street parking lot, which
4 desperately need to be replaced.

5 Continuing, significant collections:

6 Rent collect in November 2025,
7 \$78,632.59 with property tax
8 collected through November at
9 \$1,369,740.14.

10 Significant payments, we did make
11 a payment to Deal Concrete for
12 \$159,077.23. This includes
13 approximately, \$115,000 towards
14 Adams Street sidewalk, of which
15 \$85,000 is reimbursable from CDBG.
16 And the remaining \$44,000 went to
17 the First Street bus stop, which
18 was partially funded by our 2024
19 Bonding for roads, sidewalks and
20 paving.

21 We did make a appointment for our
22 EFC Bonding in the amount of
23 \$59,200. That was for our sewer
24 department is actually an
25 interest-free loan.

2 We made a payment for our 2023
3 bonding, which was for our fire
4 department ladder truck. This was
5 an interest payment, yearly
6 interest payment for \$24,300.

7 And the big one, which was our
8 New York State Retirement
9 Contribution; \$351,518. Just for
10 some context, we pay this because
11 State law requires municipalities
12 to fund employee pensions. That
13 number is mostly calculated off of
14 the total employee payroll, as well
15 as the employer contribution rate,
16 which is set by New York State
17 Retirement. The employer bills,
18 our bills, have jumped because New
19 York State Retirement also adjusts
20 the rates based on market
21 volatility and long-term funding
22 needs. You may recall at the
23 budget hearing last year I
24 predicted this might happen, so I
25 padded it a little bit, more. Last

2 year's invoice was about \$315,000,
3 so we did see an increase in that.

4 TRUSTEE PHILLIPS: How much was
5 invoice for New York because the
6 interest -- their fund didn't
7 create as much income.

8 VILLAGE TREASURER BRAUTIGAM:
9 I'm sorry, Trustee Phillips, I
10 can't hear you.

11 TRUSTEE PHILLIPS: Oh, I'm
12 sorry. How much was the State
13 amount because their investment
14 didn't create as much revenue?

15 VILLAGE TREASURER BRAUTIGAM:
16 How much --

17 TRUSTEE PHILLIPS: Each year,
18 you know, they divide it -- we're
19 what was the amount did you say?

20 VILLAGE TREASURER BRAUTIGAM: Well,
21 the total we paid was \$351,000.

22 TRUSTEE PHILLIPS: But what was
23 the portion that was to make up for
24 the States not having enough
25 revenue.

2 VILLAGE TREASURER BRAUTIGAM: I
3 don't know if they specified that
4 on the invoice, but I'd be happy to
5 check and give that back to the
6 Board.

7 TRUSTEE PHILLIPS: Okay,
8 because in years past it's been
9 less than what we anticipated
10 because the retirement fund that
11 the controller maintains earned a
12 fair amount of income with their
13 investment.

14 VILLAGE TREASURER BRAUTIGAM: Yes,
15 yes they did. It was only last
16 year where things -- they decided
17 that they may need to increase
18 their limits going forward, which
19 we see now.

20 TRUSTEE PHILLIPS: We usually
21 get that, what, in January, this
22 estimate for the controllers? Any
23 idea what's that going to be or is
24 that further down in the year.

25 VILLAGE TREASURER BRAUTIGAM: Oh,

2 it's further down in the year, yes.

3 TRUSTEE PHILLIPS: Okay.

4 VILLAGE TREASURER BRAUTIGAM: That
5 concludes my report.

6 TRUSTEE DOUGHERTY-JOHNSON: I
7 have a question.

8 VILLAGE TREASURER BRAUTIGAM: Yes.

9 TRUSTEE PHILLIPS: Since we've
10 just recently passed the short-term
11 rental law and we've been
12 discussing enforcement, we had
13 expect some money back two years
14 ago, \$26,000 I think, for short
15 term -- an application to do some
16 of the enforcement. Do we know
17 what happened to that money?

18 MAYOR STUESSI: So we have
19 credit with them as I had stated in
20 our prior meeting and we are -- our
21 individual we just brought on
22 Board, which is a further item down
23 in the Board discussion, was in
24 today. We're working on the
25 framework documents. He's started

2 the review, have everything to put
3 together a list and documentation
4 that we're going to be sending out
5 and we're working on, you know,
6 figuring out what it would cost us
7 to relaunch now that we have
8 something that's actually
9 enforceable in place with it. So
10 I'll have an update for the Board
11 at our next completing.

12 TRUSTEE PHILLIPS: So how much
13 did the company credit us back?

14 MAYOR STUESSI: Pardon me?

15 TRUSTEE PHILLIPS: How much of
16 a credit --

17 MAYOR STUESSI: I don't
18 remember offhand. I'll look and
19 I'll be glad to share that with the
20 Board.

21 TRUSTEE PHILLIPS: Because
22 that's been sitting around since
23 Stephen Gaffga.

24 MAYOR STUESSI: Well, we had no
25 law to enforce. We thought we did.

2 TRUSTEE PHILLIPS: I know. I
3 understand that. I just wanted to
4 make sure that the money --

5 MAYOR STUESSI: Yeah.

6 VILLAGE TREASURER BRAUTIGAM: Any
7 other questions?

8 (No response.)

9 VILLAGE TREASURER BRAUTIGAM:
10 Thank you.

11 DEPUTY MAYOR BRENNAN: Thank
12 you.

13 MAYOR STUESSI: Thank you, Adam.

14 Planning Board framework we
15 talked about earlier. I just
16 mentioned the short-term rental
17 application. As I was saying,
18 we're working on putting together
19 the communications for that.

20 We're also going to be working
21 with Lily and her team to send
22 something out to everybody in the
23 Village, in addition to
24 personalized notices to anybody
25 that currently has a rental

2 application that is active. We're
3 going to be adding a few other
4 things to the website beyond what
5 we've already done relative to the
6 summary on that.

7 So we're really getting
8 everything mobilized in order to
9 start fresh in the new year and
10 begin collecting additional fees,
11 which will certainly be helpful to
12 the Village.

13 As relates to that, I had a
14 follow-up conversation Assemblyman
15 Schiavoni on advancing the
16 potential -- our request from our
17 last meeting in regards to
18 sponsorship of a local law to allow
19 for the tax on lodging, which would
20 be inclusive of hotels and any type
21 of short-term rental. Have a
22 follow-up with Senator Palumbo as
23 well. Hopefully the senator will
24 agree to cosponsor it. Otherwise
25 the assemblyman has someone else in

2 mind who would do it with him.

3 Commercial dock and license fees --

4 TRUSTEE PHILLIPS: Can we go

5 back to hotel/motel tax?

6 MAYOR STUESSI: Yes.

7 TRUSTEE PHILLIPS: I do know

8 that part of that is just getting

9 the legitimate passed. When do we,

10 as a Board, get the opportunity to

11 discuss the rate that might be

12 charged?

13 MAYOR STUESSI: We did. We

14 decided on four percent.

15 TRUSTEE PHILLIPS: We decided

16 on four percent?

17 TRUSTEE ROBINS: We had that

18 conversation already.

19 MAYOR STUESSI: We did, yes.

20 TRUSTEE PHILLIPS: Okay, I'm

21 just double checking. I'm going

22 to --

23 MAYOR STUESSI: We discussed a

24 range of three to five and settled

25 on four percent in the middle.

2 TRUSTEE PHILLIPS: All right.

3 I am going to ask that -- and if
4 this passes at the four percent,
5 then we have control of, let's say,
6 maybe a certain portion of it to go
7 to the Business Improvement
8 District to help with their budget.

9 MAYOR STUESSI: Well, as a
10 Board, we have the ability to
11 decide where it goes. I'd want to
12 have a thoughtful conversation on it.

13 TRUSTEE PHILLIPS: I'm asking
14 about that.

15 MAYOR STUESSI: Frankly, I
16 think -- my personal perspective is
17 I think it should go to the benefit
18 of the Village residents who are
19 bearing the of --

20 TRUSTEE PHILLIPS: I'm not
21 talking about the whole four
22 percent. I'm talking about a
23 certain percentage of it because
24 they had difficulty raising their
25 budget as it is within your own

2 budget. So I'm just asking that it
3 be considered that, you know, it
4 could be just a small amount, but
5 something that would go as they,
6 you know --

7 MAYOR STUESSI: Yeah, I think
8 we can schedule some time to
9 discuss it. It's going be a long
10 time before --

11 TRUSTEE PHILLIPS: No, no.

12 MAYOR STUESSI: -- this would
13 go into effect.

14 TRUSTEE PHILLIPS: But I also
15 think that you're going to need the
16 business community, as well as
17 residents, to lobby up at Albany or
18 make a good showing. It's not
19 going to just be the Board
20 lobbying. So I think it's worth a
21 discussion in the future.

22 MAYOR STUESSI: Patrick?

23 DEPUTY MAYOR BRENNAN: Well,
24 maybe the way to do that is to
25 spend some of the money on a

2 project that supports the BID or
3 Business District, but not
4 necessarily giving the money to
5 BID.

6 TRUSTEE PHILLIPS: Well, as --

7 DEPUTY MAYOR BRENNAN: I'm not
8 sure we can do that.

9 TRUSTEE PHILLIPS: Well, I
10 don't know. That's why I'm asking
11 the question now before we get into
12 it. I'm confirming it.

13 TRUSTEE DOUGHERTY-JOHNSON: I
14 mean, I don't know, but it sounds
15 like -- you know, I'm not sure we
16 can just give tax money to the BID.

17 TRUSTEE ROBINS: What would you
18 anticipate the length of time?
19 We're probably looking at at least
20 six months here with legislature if
21 not longer.

22 MAYOR STUESSI: Yeah. So the
23 reality is all the rentals take
24 place and the high income during
25 the summer, so it would truly be

2 for next year. And next year, I
3 mean '27.

4 TRUSTEE ROBINS: Right.

5 TRUSTEE PHILLIPS: Right, but I
6 would like the discussion to take
7 place. I mean, I think we should
8 discuss it.

19 TRUSTEE PHILLIPS: Well, we
20 also need to find out if it's legal
21 or not. Although I do know that
22 I've -- in Massachusetts I do know
23 they do it, but I don't know what
24 the New York law is, so, okay? But
25 that's a discussion down the road.

2 It's not something we're going to
3 take up today.

4 DEPUTY MAYOR BRENNAN: Yeah,
5 well, we can create sort of a
6 policy, right, guidelines on how we
7 want to use the funds?

8 MAYOR STUESSI: Yes. We can
9 review what's legal or not, ask
10 counsel to do that, and have a
11 fruitful discussion and get public
12 input on it as well.

13 TRUSTEE DOUGHERTY-JOHNSON: Is
14 it something that before it's
15 actually passed we have like to
16 specify these funds go to this?

17 MAYOR STUESSI: Brian?

18 BOARD COUNSEL STOLAR: No.
19 Your proposed law says that it can
20 be used for any lawful purpose.

21 TRUSTEE DOUGHERTY-JOHNSON: Okay.

22 DEPUTY MAYOR BRENNAN: But for
23 our purposes, it is would be good
24 to establish that before this comes
25 to fruition.

2 TRUSTEE PHILLIPS: I'd rather
3 be proactive instead of reactive.

4 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

5 DEPUTY MAYOR BRENNAN: Everyone's
6 got to be thinking about money
7 spent.

8 TRUSTEE PHILLIPS: Right.

9 MAYOR STUESSI: Patrick, would
10 you like to brief us on the update
11 of the commercial dock licenses? I
12 know we had announced in our last
13 meeting that the Peconic Star was
14 purchasing a second boat, which
15 they've done.

16 We need to make some updates to
17 their contracts so there was a
18 discussion of some recommended
19 rates, that you had briefly talked
20 to the Board on, to move forward
21 within a three-year term with a
22 slight escalation that we were
23 looking to get on our agenda for
24 next week.

25 DEPUTY MAYOR BRENNAN: Yeah.

2 You know, I'm not entirely clear on
3 where we stand with that. I know
4 Adam had put together a
5 recommendation on where you'd like
6 to start, right?

7 VILLAGE TREASURER BRAUTIGAM: I
8 did.

9 DEPUTY MAYOR BRENNAN: I think
10 your thought was it was close to
11 the prior rates, but slightly
12 escalated given the time.

13 VILLAGE TREASURER BRAUTIGAM:
14 Yeah, it depends a lot on what the
15 contract term would be. I know
16 there was some hesitancy regarding
17 like a one-year contract with this
18 vendor, which is fine.

19 If a longer term contract would
20 be signed, I'd like to see the
21 escalation be a little bit more
22 than one-year contract just because
23 we're not sure what it might look
24 like in a couple years if we lock
25 in a specific rate for an extended

2 period of time. Hence, what I
3 think should be upgraded for an
4 extended contract.

5 DEPUTY MAYOR BRENNAN: So it's
6 the vendor that you -- it's the
7 applicant, the vendor, is looking
8 for more?

9 VILLAGE TREASURER BRAUTIGAM:
10 Correct.

11 MAYOR STUESSI: Yeah, it makes
12 sense that they're looking for a
13 three-year agreement.

14 VILLAGE TREASURER BRAUTIGAM:
15 Of course.

16 DEPUTY MAYOR BRENNAN: I would
17 recommend that we try to do that
18 for them, but is the -- the
19 proposal would be that it would
20 bump up at three years or at annual
21 increments?

22 VILLAGE TREASURER BRAUTIGAM:
23 Annual increments is what I would
24 like to see. Again, if it was a
25 one-year term contract, you know,

2 doing a smaller percent increase
3 could make sense, but if we were
4 going to do a three-year contract
5 with five term renewals, I think we
6 should look at increasing the rates
7 more than three percent per year.
8 We don't want to get locked in at
9 three percent rate and then ten
10 years down the line that doesn't
11 amount to much as far as what we
12 need to use it for.

13 DEPUTY MAYOR BRENNAN: So
14 you're proposing a three-year term
15 with the ability to have extensions
16 or renewables?

17 VILLAGE TREASURER BRAUTIGAM:
18 Yes. That's how usually we do most
19 of our contracts.

20 DEPUTY MAYOR BRENNAN: So
21 you're saying there would be no
22 opportunity to change the rate if
23 the applicant elects to extend --

24 VILLAGE TREASURER BRAUTIGAM: Yes.

25 DEPUTY MAYOR BRENNAN: It would

2 be baked in now?

3 VILLAGE TREASURER BRAUTIGAM: Yes,
4 correct.

5 DEPUTY MAYOR BRENNAN: And what
6 percentage makes sense to you?

7 VILLAGE TREASURER BRAUTIGAM: Well,
8 I'd like to see five percent.

9 DEPUTY MAYOR BRENNAN: And this
10 is something that could potentially
11 go 15 years out; is that what
12 you're thinking?

13 VILLAGE TREASURER BRAUTIGAM: It
14 definitely could. We do have
15 contracts that are three-year terms
16 with multiple renewals baked into
17 the contract and, yes, some can go
18 on for 10, 12, 15 years.

19 DEPUTY MAYOR BRENNAN: So it
20 may --

21 VILLAGE TREASURER BRAUTIGAM: That's
22 at the discretion of the Board.

23 DEPUTY MAYOR BRENNAN: -- the
24 vendor may be -- the applicant may
25 be interested in splitting the

2 difference here. They may want a
3 three-year term with three
4 renewals, so maybe nine years
5 total, in which case we could give
6 them a more favorable --

7 VILLAGE TREASURER BRAUTIGAM: Sure,
8 yeah, we could meet in the middle.
9 I could run some projections based
10 on different terms and different
11 percentages and I'd be happy to
12 share that with you.

13 DEPUTY MAYOR BRENNAN: It may
14 not change things that much.

15 VILLAGE TREASURER BRAUTIGAM: Right,
16 yeah.

17 DEPUTY MAYOR BRENNAN: So I
18 don't want to put too much work
19 into it. The other thing I know is
20 that the applicant was interested
21 in trying to get this settled
22 before end of this calendar year
23 and I was unclear -- I know we had
24 a little e-mail --

25 MAYOR STUESSI: Yeah.

2 DEPUTY MAYOR BRENNAN: -- about
3 this, about whether we're -- the
4 second boat is actually eligible to
5 go in.

6 MAYOR STUESSI: It looks like
7 it is, yeah.

8 DEPUTY MAYOR BRENNAN: So it's
9 under contract?

10 MAYOR STUESSI: It's been
11 purchased. They just don't have
12 the --

13 TRUSTEE PHILLIPS: Documentation.

14 MAYOR STUESSI: -- the
15 documentation from federal government
16 because of the government shutdown.

17 DEPUTY MAYOR BRENNAN: That
18 probably doesn't matter.

19 MAYOR STUESSI: It doesn't
20 matter to us.

21 DEPUTY MAYOR BRENNAN: Okay.

22 MAYOR STUESSI: I mean, there's
23 no agreement they're going to be
24 subject to all licensing, etcetera,
25 etcetera. We can move it forward

2 and do that as long as we have a
3 resolution for next week with
4 agreed upon pricing.

5 DEPUTY MAYOR BRENNAN: Okay.

6 So I think it's in the Village's
7 interest and applicant's interest
8 to get it done now, if they want to
9 do it sooner, right?

10 MAYOR STUESSI: Yes, absolutely.

11 DEPUTY MAYOR BRENNAN: -- and
12 get the initial payment?

13 VILLAGE TREASURER BRAUTIGAM: Yes.

14 TRUSTEE PHILLIPS: So is that
15 -- they'll have two Peconic Stars
16 now?

17 MAYOR STUESSI: Correct. So
18 it's one of the longtime existing
19 boats and then they purchased a new
20 one that's going to --

21 TRUSTEE PHILLIPS: So the
22 original contract that ends in May
23 of 2026 is where they both, Adam,
24 where both boats end in 2026?

25 VILLAGE TREASURER BRAUTIGAM: I

2 believe so.

3 TRUSTEE PHILLIPS: So what are
4 we doing? I mean, we're discussing
5 this for both boats or just the new
6 boat?

7 MAYOR STUESSI: For both boats.

8 We would be given them new
9 agreements --

10 TRUSTEE PHILLIPS: For both
11 boats.

12 MAYOR STUESSI: -- for both
13 boats.

14 DEPUTY MAYOR BRENNAN: That
15 will start when? When does the
16 agreement start.

17 MAYOR STUESSI: It would be May.

18 VILLAGE TREASURER BRAUTIGAM: May.

19 MAYOR STUESSI: Whatever the
20 day is.

21 DEPUTY MAYOR BRENNAN: So it's
22 going to be Peconic Star 5 and 6 I
23 think.

24 MAYOR STUESSI: Yes.

25 DEPUTY MAYOR BRENNAN: I wasn't

2 sure, are they both the same size?

3 TRUSTEE PHILLIPS: I don't
4 think so. That's why I wanted to
5 see the documentation papers or
6 some type of document that says
7 their length.

8 MAYOR STUESSI: I think that
9 was sent around. We can resend it
10 tomorrow morning.

11 DEPUTY MAYOR BRENNAN: So does
12 that factor into this or is it
13 going to be the same cost?

14 VILLAGE TREASURER BRAUTIGAM: It
15 would be the same cast.

16 DEPUTY MAYOR BRENNAN: Is that
17 how we handled it in the past?
18 Were the boats of similar length
19 last time?

20 TRUSTEE DOUGHERTY-JOHNSON: They
21 were both similar lengths. So
22 that's my concern is the length.

23 DEPUTY MAYOR BRENNAN: Okay.
24 Do you think it has any impact on
25 the dockage.

2 TRUSTEE PHILLIPS: I don't know.

3 DEPUTY MAYOR BRENNAN: I think
4 the new boat is 80 feet is what I
5 heard.

6 MAYOR STUESSI: Was it 80?

7 MR. GILBERT: 80 feet and the
8 old one is 65 feet.

9 DEPUTY MAYOR BRENNAN: Could
10 you -- would you mind coming up?
11 Get the information first hand.

12 MAYOR STUESSI: And if you
13 wouldn't mind, just state your name
14 and address for the record.

15 MR. GILBERT: My name is Matt
16 Gilbert. I work for Peconic Star
17 Fleet. My address is 15 Harbor
18 Oaks Drive, Kings Park, New York.

19 DEPUTY MAYOR BRENNAN: Thanks
20 for being here.

21 MR. GILBERT: So we did
22 purchase a vessel 80 feet in length
23 and we have the old vessel 65 feet
24 in length.

25 DEPUTY MAYOR BRENNAN: The old

2 being the 5; Peconic Star 5?

3 MR. GILBERT: Peconic Star 4.

4 DEPUTY MAYOR BRENNAN: How big
5 is the Peconic Star 5?

6 MR. GILBERT: It will be 80 feet.

7 TRUSTEE PHILLIPS: Overall
8 or --

9 MR. GILBERT: Length overall.

10 That includes the pulpit --

11 TRUSTEE PHILLIPS: Yeah, I know
12 what it is.

13 DEPUTY MAYOR BRENNAN: I may
14 have misspoke. So are the two
15 vessels going to be 4 and 5 --

16 MR. GILBERT: Correct.

17 DEPUTY MAYOR BRENNAN: -- or 5
18 and 6?

19 MR. GILBERT: 4 and 5.

20 DEPUTY MAYOR BRENNAN: You did
21 have a -- there was a boat in that
22 fleet that was about 80 feet long
23 before.

24 MR. GILBERT: That's correct.

25 That was the Lydia. That was a

2 Peconic Star 3, length overall
3 80 feet. So they were both the
4 same or similar size.

5 DEPUTY MAYOR BRENNAN: That was
6 wooden one, right?

7 MR. GILBERT: They're both --
8 it's wood and fiberglass over the
9 wood. That's what this present
10 vessel would be too, wood and
11 fiberglass over the wood.

12 TRUSTEE ROBINS: Is the longer
13 boat the one that the Seaport
14 Museum uses for their cruises?

15 MR. GILBERT: That is correct.

16 MAYOR STUESSI: And the new
17 boat purchase is --

18 MR. GILBERT: And the new boat
19 will have twice the amount of
20 people amount of people so if the
21 lighthouse wanted to increase size
22 of charter, they can. It can
23 accompany 150 passengers.

24 DEPUTY MAYOR BRENNAN: And I
25 understood that you want to try and

2 finalize this before the end of
3 calendar year?

4 MR. GILBERT: Only for business
5 purposes and tax purposes.

6 DEPUTY MAYOR BRENNAN: Right.

7 MR. GILBERT: The books, we
8 have to close out the books by the
9 31st.

10 DEPUTY MAYOR BRENNAN: So how
11 do we actually finalize this deal?

12 VILLAGE TREASURER BRAUTIGAM:
13 Contract.

14 MAYOR STUESSI: Well, we have a
15 few updates to make on the
16 contract, so it really comes down
17 to a resolution next week in
18 regards to the term authorizing me
19 to sign a new agreement. We would
20 take a check from them with the new
21 agreement subject to, you know,
22 legal's review, which we need a
23 resolution prepared for next week
24 on it. You know, as you're aware,
25 the marina manager has been

2 participating in all the back and
3 forth on it.

4 DEPUTY MAYOR BRENNAN: Okay.

5 Yeah, I don't want --

6 MAYOR STUESSI: He reiterated
7 that he wants to get it done too.

8 DEPUTY MAYOR BRENNAN: Right.

9 So I don't know all the details.

10 Do have you a preference for a term
11 and renewals?

12 MR. GILBERT: Well, I think
13 originally we negotiated a
14 five-year term.

15 DEPUTY MAYOR BRENNAN: A five-year
16 term?

17 MR. GILBERT: It's up to you.

18 You know, an increase each yeah, I
19 mean, we're expecting that.

20 DEPUTY MAYOR BRENNAN: Are you
21 looking for renewal option as well?

22 MAYOR STUESSI: Speedy, the
23 owner, definitely said he wanted
24 renewals options.

25 MR. GILBERT: Right. I mean,

2 he was looking for also a
3 transferable option. You know,
4 Speedy is an older gentlemen. If
5 he wanted to transfer it to myself
6 or another captain or sell it, you
7 know, he would prefer that option
8 as well.

9 If we signed a long-term,
10 five-year agreement, that there
11 would be transferrable lease. You
12 know, as a new business person, I
13 wouldn't want to take the dock over
14 and not know if I'm going to be
15 there the next year.

16 DEPUTY MAYOR BRENNAN: I think
17 that's not unreasonable. I mean, I
18 think it would be subject to the
19 Board agreeing to the transfer.

20 MAYOR STUESSI: Yeah, and
21 subject to the rules and
22 regulations of the dock as well.

23 TRUSTEE DOUGHERTY-JOHNSON: You
24 mean transferrable as to the same
25 boat, but possibly a different

2 business.

3 MR. GILBERT: Well --

4 | MAYOR STUESSI: Person.

5 TRUSTEE DOUGHERTY-JOHNSON: Right,

6 same --

7 MR. GILBERT: You know, Captain

8 Speedy is going to retire and

10 spot.

11 TRUSTEE PHILLIPS: So then that
12 makes the contract more valuable;
13 does it not?

16 DEPUTY MAYOR BRENNAN: It is
17 more valuable because it's longer,
18 but if there's a provision in there
19 where the transferring party has to
20 be subject to Board approval, I
21 don't think it's a risk.

You have to follow the rules and

2 regulations.

3 DEPUTY MAYOR BRENNAN: So what
4 I would suggest based on -- Matt,
5 right?

6 MR. GILBERT: Matt, Matt Gilbert.

7 DEPUTY MAYOR BRENNAN: -- say
8 is maybe a five-year term with one
9 renewal. So we don't really have
10 to contemplate beyond ten years. I
11 think it's too far out.

12 VILLAGE TREASURER BRAUTIGAM: Sure.

13 DEPUTY MAYOR BRENNAN: And
14 there's no way to price the
15 escalating accurately.

16 MR. GILBERT: Right.

17 DEPUTY MAYOR BRENNAN: Something
18 like that?

19 MR. GILBERT: Yes, that would
20 be fine.

21 DEPUTY MAYOR BRENNAN: I guess
22 we could finish this off?

23 MAYOR STUESSI: Yeah. We'll
24 get it drafted.

25 MR. GILBERT: Okay, thank you.

2 DEPUTY MAYOR BRENNAN: Yep.

3 MAYOR STUESSI: I know we have
4 on here the Business Improvement
5 District proposed BID members. The
6 Board hasn't had a chance to
7 discuss separately and together,
8 but the intent was that we would
9 have on for next week's Regular
10 Session. We have two members that
11 we need to appoint. We had agreed
12 that we would all talk individually
13 and have resolutions for them in
14 moving that forward.

15 The next item up we've got public
16 comment. Is there anybody from the
17 public that would like to speak
18 this evening?

19 Yes. You have Mr. Olinkiewicz to
20 beat you to the podium.

21 MR. VANDENBURG: Thank you, I
22 just have a couple follow-up
23 questions. You just answered one
24 of them relative to the BID
25 appointees. Thank you for that

2 update.

3 MAYOR STUESSI: Yes, I mean, as
4 we had said, our goal is to have
5 them appointed next week.

6 MR. VANDENBURG: That's great.
7 We look forward to getting that
8 news. I just wanted to point out
9 relative to a comment made back in
10 the earlier session about a single
11 point of contact. I'm not sure
12 which trustee said that, but
13 relative to businesses or anybody
14 coming to the Village, I think
15 that's a tremendous idea.

16 The BID would certainly support
17 any kind of construct in that
18 fashion, almost like an -- that
19 would be able to facilitate, which
20 I think is also mentioned in the
21 Tricia Hammes documents about, you
22 know, creating a single point of
23 contact to assist in navigating
24 various zoning and planning and
25 permitting requirements. So I just

2 wanted to make that comment.

3 I also think that the Board
4 should consider potentially
5 exploring a way to impose a marina
6 docking surcharge for -- that would
7 be temporary in its nature, but to
8 also offset costs and can also be
9 something that potentially could
10 facilitate a fundraising component
11 for the fireboat where you have out
12 of town people that are coming into
13 the marina that would want to dock
14 for summer months or whatever, to
15 add a particular small percentage
16 on top of the dockage as a
17 surcharge, just to accelerate
18 recovering money for securing the
19 fireboat vessel.

20 I would also want to absolutely
21 underscore -- I appreciate Trustee
22 Phillips saying about the hotel tax
23 allocation as to where that revenue
24 would be used or spoken for. I
25 certainly understand, Mr. Mayor,

2 your concerns about making sure
3 that the residents are taken care
4 of, but I would also say that that
5 revenue stream is going to come
6 through our businesses, as well as
7 the Airbnb's, but our hotels as
8 well that are in the district.

9 So certainly, you know, utilizing
10 those funds to help offset sidewalk
11 repairs and other improvements
12 within our district. You know,
13 certainly a project-specific
14 discussion, maybe the more pressing
15 projects that we have that we're
16 trying to accomplish is a good
17 approach. But I just really hope
18 that you'll incorporate the BID in
19 those discussions.

20 MAYOR STUESSI: Well, it would
21 be enormously helpful if the BID
22 could work on putting some ideas
23 together on what they might request
24 out of this and you can -- we'll
25 have a meeting at some point and

2 you can present them and that would
3 be wonderful.

4 MR. VANDENBURG: Great and I
5 appreciate that and we certainly
6 can do that --

7 MAYOR STUESSI: I'd love -- I'm
8 sorry, go ahead.

9 MR. VANDENBURG: No, I'm just
10 saying, you know, on that subject
11 it's just we need to know -- to
12 make sure that the discussions are
13 not happening exclusive of us being
14 notified of those discussions.

15 MAYOR STUESSI: All -- we can't
16 meet private. All of our meetings
17 are public.

18 MR. VANDENBURG: I know, but it
19 would just be -- and I'll try to be
20 here at every Work Session that I
21 can.

22 MAYOR STUESSI: We'll be sure
23 to let you know when we do that.

24 MR. VANDENBURG: That would be
25 great. I appreciate that.

15 MR. VANDENBURG: We have some
16 of those metrics and we can
17 certainly --

2 MR. VANDENBURG: Absolutely, we
3 can certainly assist with that as
4 well. So that's great. We'll
5 continue that discussion and
6 collaboratively. I know that there
7 is the ice skating rink -- and some
8 of these questions are based upon,
9 we're continuing to receive
10 responses from our survey that the
11 BID sent out to our membership as
12 to, you know, capital and
13 operational initiatives that our
14 members would like to see and
15 prioritize. So far we're up to
16 about 35 responses. I'm hoping
17 that we're going to be able to
18 collect another 30 to, I'd love to
19 get to 100. We have to get out
20 there and canvas a little more so
21 that get people's input.

22 But right now, just to give this
23 Board an update, the leaning, based
24 upon the survey and responses in
25 the order of priority that people

2 designated the five top initiatives
3 that we presented between security
4 and lighting -- as far as security
5 and lighting to help try to also
6 incentivize or create a deterrence
7 for some of the difficulty we've
8 been having with some of the
9 vagrancy and the issues in the back
10 Adams Street area. So security and
11 lighting, and these are general
12 topics. They're not specific
13 initiatives, but general topics.
14 So that being one.

15 The ice skating rink being a
16 second one, and the holiday street
17 lighting initiative being a third
18 one, public art installations being
19 the forth one, and finally street
20 cleaning of the district area being
21 the fifth one.

22 Out of those five being
23 presented, the holiday street
24 lighting and, you know, animation
25 that we did on the trees and

2 everything, actually came back as
3 the number one choice amongst our
4 35 surveys that we've received so
5 far, followed by the security and
6 lighting initiatives. That's
7 something we would have to work
8 through with the Village perhaps in
9 terms of, kind of, coming up with
10 an idea that would be effective in
11 that area.

12 Followed by our street cleaning.
13 So we're going to explore -- you
14 know, begin to put together kind of
15 what those type of specifics would
16 be for those types of initiatives
17 and then share that as well with
18 the Board relative to --

19 MAYOR STUESSI: Did you survey,
20 I'm curious, on the short-term
21 public dock, the visitors dock?

22 MR. VANDENBURG: Actually out
23 of all of the -- because we had
24 about 15 different various
25 initiatives and the dock did not

2 fall into the top five. So there
3 are additional surveys that we can
4 send out to get some input on that.
5 But, you know, certainly, there's
6 opinions about the ice skating
7 rink. You know, we felt like was a
8 more significant because it's
9 directly in Mitchell Park. And,
10 you know, the ice skating rink came
11 in where we had several that felt
12 it wasn't important, but that came
13 in forth with the -- so far -- with
14 the public art being in fifth
15 place.

16 So, you know, certainly, again, I
17 think there's -- I think we were
18 going to receive some information
19 in terms of exactly what those
20 numbers were that you have or --

21 MAYOR STUESSI: We're working
22 on that. We've got some committee
23 members, which are working on some
24 of the fundraising plan together
25 with Friends of Mitchell Park and

2 we'll have them present in the
3 January meeting.

4 MR. VANDENBURG: Great, so if
5 we learn more about that --

6 MAYOR STUESSI: Much like if --
7 pardon me -- if you heard earlier
8 Deputy Mayor Brennan talking to the
9 fire department on fundraising.

10 It's a kit of parts and we need to
11 bring it all together in order to
12 advance it. It would be very
13 helpful if the BID would participate.

14 MR. VANDENBURG: Absolutely.

15 MAYOR STUESSI: I know there's
16 another business group that's
17 looking to do fundraiser as well as
18 part of it.

19 MR. VANDENBURG: Yep, yep,
20 that's great.

21 MAYOR STUESSI: So it will
22 bring everybody together and we'd
23 like to see it happen.

24 MR. VANDENBURG: And the Ice
25 Skating Rink Committee, I know that

2 that committee -- and I think Lisa
3 Gillooly was here earlier. I think
4 she's the cochair of that committee?

5 MAYOR STUESSI: Yep.

6 MR. VANDENBURG: Okay. So
7 we're trying to understand exactly
8 what that committee's approach is
9 going to be. We're going to reach
10 out. Ryan who sits on our Board is
11 participating.

12 MAYOR STUESSI: Yeah, Ryan went
13 to a meeting. Again, like I said,
14 we're going to -- there's going to
15 a presentation in our next meeting,
16 sort of some fundraising goals and
17 timeline.

18 MR. VANDENBURG: For the ice
19 skating rink?

20 MAYOR STUESSI: Yeah.

21 MR. VANDENBURG: Okay,
22 terrific. And just the other
23 question was, are they the ones
24 that are steering the -- securing
25 the engineering bids?

2 MAYOR STUESSI: No, that's a
3 separate bid process.

4 MR. VANDENBURG: Okay, and you
5 -- and this Board is handling that
6 process?

7 MAYOR STUESSI: We will be, but
8 we need money to get an advance --

9 MR. VANDENBURG: Okay, and do
10 we know how much that is?

11 MAYOR STUESSI: It's likely --
12 let's wait until January on it and
13 we can walk you through, sort of,
14 where we are.

15 MR. VANDENBURG: Okay. That
16 information is coming from this
17 Board?

18 MAYOR STUESSI: Pardon me?

19 MR. VANDENBURG: That
20 information is coming from this
21 Board or where are the numbers
22 coming from?

23 MAYOR STUESSI: It will
24 ultimately come from bids. And so
25 we need proposals for engineering.

2 We talked to a few different people
3 recently on some different options
4 that are going to be solicited,
5 RFP's for engineering.

6 MR. VANDENBURG: Okay.

7 MAYOR STUESSI: And then would
8 be designed subject to Board
9 approval. And then that would go
10 out to bid and then you would end
11 up with pricing on that.

12 MR. VANDENBURG: Understood.

13 So I guess I'm just trying to
14 understand where that process is.
15 The RFP is constructed?

16 MAYOR STUESSI: We're focused
17 on fundraising at the moment and
18 getting organized with that,
19 talking to potential vendors for
20 it, and then follow-up with that
21 with an RFP, and then ultimately
22 engineering and then bids.

23 MR. VANDENBURG: Okay.

24 MAYOR STUESSI: I'd be glad to
25 set up time and --

2 MR. VANDENBURG: That's okay.

3 I'm just trying to understand the
4 fundraising because it sounds like
5 you don't know what the number is,
6 so what's your goal on fundraising,
7 but you don't have RFP to know what
8 the numbers are. I'm just trying
9 to understand what's the first
10 domino that has to fall for us to
11 get to the next domino?

12 MAYOR STUESSI: All of it together.

13 MR. VANDENBURG: Okay, great.

14 DEPUTY MAYOR BRENNAN: Rich, I
15 have a couple questions. Are you
16 little working on your list?

17 MR. VANDENBURG: I think I
18 covered it. I was just making sure
19 I didn't miss anything.

20 DEPUTY MAYOR BRENNAN: Just on
21 the fireboat and the dock and the
22 surcharge, I do appreciate the idea
23 of going to those folks as a way to
24 contribute to this fundraising
25 effort because I think there would

2 be good response potentially.

3 I'm less certain about the idea
4 of the dock surcharge. I guess I
5 would want to consult with our
6 marina manager and our treasurer
7 because I know that they put a lot
8 of thought into making the marina
9 competitive, appropriately
10 competitive, to try and keep its
11 vacancy down and occupancy up. So,
12 of course, that surcharge, you
13 know, may concern them.

14 MR. VANDENBURG: I would
15 suggest nothing that's -- a single
16 digit, small surcharge. Nothing
17 that's going to make a huge
18 difference. As far as the person
19 renting, but I understand your point.

20 DEPUTY MAYOR BRENNAN: Now your
21 survey on the short -- what I call
22 the short stay dock. So you're
23 saying it didn't make the top five?

24 MR. VANDENBURG: No. We felt
25 like the best approach would be,

2 after kind of, you know, working
3 through what the higher priorities,
4 based upon our conversations, were,
5 it did not make the top five. We
6 were concerned that if we sent out
7 too many options for membership to
8 vote on, we would have a fractured
9 response that wouldn't really
10 reveal a clear first, second,
11 third, forth, you know, kind of,
12 priority list.

13 So the survey, however -- you
14 know, what this does do for us, it
15 allows us to begin to construct the
16 next level of surveying to our
17 membership to work through, as I
18 say, we had about 12 to 15
19 brainstorming ideas of things that
20 would impact our district.

21 So we can, I think -- you know,
22 let's say if all of these numbers
23 hold true the next 30 to 50
24 responses we get, close to 100, and
25 if public art is still in a lower

2 position, I think we would whittle
3 out the bottom two and then
4 understand that we're going to
5 focus on the three for purposes of
6 adding more.

7 DEPUTY MAYOR BRENNAN: Okay.

8 So just for my understanding, was
9 the notion of a short day dock not
10 even included in the survey as an
11 option.

12 MR. VANDENBURG: Not in this
13 survey.

14 MAYOR STUESSI: Oh, I misunderstood.
15 (Whereupon, there was crosstalk.)

16 TRUSTEE PHILLIPS: No, no.
17 Actually I just want to interject.
18 Rich, I did send the five questions
19 that went out to the BID members,
20 to the Board here.

21 MR. VANDENBURG: Okay.

22 TRUSTEE PHILLIPS: I'm not sure --

23 MAYOR STUESSI: I haven't
24 opened -- I know I said thank you,
25 but I haven't opened it. I just

2 got it this afternoon.

3 TRUSTEE PHILLIPS: It was the
4 original five questions from the
5 survey. I sent it to all of you so
6 you could understand where they're
7 coming when he comes up to give you
8 abn update on it.

9 TRUSTEE DOUGHERTY-JOHNSON: I
10 think, just to clarify, because of
11 what you had talked about before,
12 it was more discussions in BID
13 meetings --

14 TRUSTEE PHILLIPS: Right, that's
15 what I --

16 TRUSTEE DOUGHERTY-JOHNSON: --
17 and discussions that you had with a
18 long list --

19 MR. VANDENBURG: Yes, 15.

20 TRUSTEE DOUGHERTY-JOHNSON: --
21 end up on the priority as the top
22 five.

23 MR. VANDENBURG: Correct, and
24 we felt this important, again, to
25 keep what we were asking our

2 membership to return their opinion
3 on, a tight five for purposes of
4 determining we had a real, kind of,
5 clear consensus on those find.

6 DEPUTY MAYOR BRENNAN: Understood,
7 understood.

8 TRUSTEE DOUGHERTY-JOHNSON: But
9 I think --

10 DEPUTY MAYOR BRENNAN: So --
11 okay, go ahead.

12 TRUSTEE DOUGHERTY-JOHNSON: I
13 was going to say, like if you think
14 that's an important --

15 MAYOR STUESSI: Well, we had a
16 lot of public comment on it.

17 TRUSTEE DOUGHERTY-JOHNSON: Right,
18 no, I know. But I mean -- and I
19 know that you don't want to like
20 survey -- you don't want to survey
21 fatigue, but like I would think we
22 would work together. Because we
23 think it's a very important -- like
24 we have liked business community's
25 feedback and we send out, at some

2 point, and it doesn't have to be,
3 you know, next week or whatever,
4 but something. I think that seems
5 like that might be helpful.

6 DEPUTY MAYOR BRENNAN: I would
7 be interested in knowing that,
8 whatever the sentiment is, because
9 I have received a lot of comments
10 users who often -- the common
11 phrase is I come into the Village,
12 I eat dinner, I spend money at a
13 restaurant, I buy stuff and leave.
14 That's what I'm hearing from the
15 users. And if that doesn't align
16 with the businesses themselves,
17 that's going to change this Board's
18 calculus as to whether this is a
19 priority.

20 MR. VANDENBURG: Yeah, I
21 understand.

22 TRUSTEE PHILLIPS: I'm sorry, I
23 have to put a strange question out.
24 It doesn't matter whether it's a
25 vehicle or if it's a vessel. We're

2 asking vehicle owners to pay a
3 parking fee, okay? What's the
4 difference between asking them at
5 short-term dock to pay a fee?

6 MR. VANDENBURG: I can tell you
7 I've had some anecdotal responses
8 from various business owners about
9 why would we be spending money on a
10 dock when, you know, they should
11 otherwise be paying? So I do think
12 it's a relevant question.

13 I think a more -- for me, a more
14 fundamental question is what is the
15 nut that we have to raise to do it?
16 I think it's in the neighborhood of
17 150,000 or something like that.

18 And so that becomes a question as
19 to how we can assist with that idea
20 without necessarily -- because
21 people are more concerned about how
22 our streets look and the trash and
23 our trash cans. They're -- you
24 know, they're -- they do feel like
25 the winter months and our off

2 season is more important to focus
3 on. That's what, I think, supports
4 the holiday lighting initiative,
5 what we do to animate our Business
6 District.

7 You know, the ice skating rink,
8 as I say, I'm surprised it didn't
9 come in as high as it did, but you
10 know, the security and safety. So
11 there are other issues that I think
12 a lot of our membership feel are
13 slightly more important in terms of
14 kind of the triage approach of
15 where we spend the money.

16 But it's my opinion that, you
17 know, and as I say, this is a work
18 in progress and I'm speaking with
19 the Board because, you know, we
20 have a certain, relatively small
21 amount, of reserve that we would
22 then have to figure out how we
23 allocate towards all of these
24 things.

25 And in the end, if we allocated a

2 little to all ten things, it might
3 be like, you know, five to ten
4 thousand dollars. So I mean,
5 that's not going to move needle
6 much relative to what we have to
7 work with based upon our budget.

8 And, you know, certainly hotel tax
9 would help us with certain things
10 there.

11 But -- so I think we're just
12 trying to prioritize the most
13 important things that we're hearing
14 anecdotally from within our Board
15 and the more vocal businesses that
16 are out there.

17 But I do think that it's
18 important to support that to the
19 extent that once we note that what
20 nut is, once we know where the
21 thermometer is that we need to
22 employ, then we can probably rally
23 some more direct response in a
24 follow-up survey.

25 DEPUTY MAYOR BRENNAN: Fair

2 enough. Thank you.

3 MAYOR STUESSI: Okay, thank you.

4 MR. VANDENBURG: Thank you.

5 MAYOR STUESSI: Mr. Olinkiewicz?

6 TRUSTEE ROBINS: Can I just
7 mention something? I've gotten a
8 report from somebody that the feed,
9 the video feed, is not coming
10 through right now, Jay. It's
11 frozen. This is the third week in
12 a row, the third meeting, that I've
13 heard from somebody, so I just
14 wanted to make you aware of it. I
15 think that it's a pattern --

16 BOARD COUNSEL STOLAR: It's
17 working.

18 TRUSTEE ROBINS: It's working?

19 BOARD COUNSEL STOLAR: Yes.

20 MAYOR STUESSI: Alright, let's
21 let him speak.

22 MR. OLINKIEWICZ: James
23 Olinkiewicz, 110 South Street. A
24 couple of different issues I wanted
25 to bring up. One was that over the

2 years I've noticed that when a
3 Southold Town judge give community
4 service to somebody who does a
5 crime in Greenport or has been
6 arrested, that the community
7 service is done in Southold. Why
8 can't we ask Southold Town to have
9 the community service done in
10 Greenport so somebody can walk
11 around and pick up garbage and
12 everything like that.

13 MAYOR STUESSI: That's a
14 fantastic idea.

15 MR. OLINKIEWICZ: We're losing
16 out on all -- I mean, all of that
17 time. The guy is sitting at the
18 dump in Southold that does maybe a
19 little bit for here, but, you know,
20 if they help clean up the Village
21 streets and stuff like that as we
22 walk around and see litter and
23 everything else.

24 MAYOR STUESSI: Fantastic.

25 Do you know anything about this,

Brian?

BOARD COUNSEL STOLAR: Not at all. We haven't had, in a long time, anybody on a Greenport violation have to do community service at all.

TRUSTEE DOUGHERTY-JOHNSON: Well,
I know when CAST was Greenport, people
did do community service at CAST.

MR. OLINKIEWICZ: Right.

TRUSTEE PHILLIPS: And I do know that in years past -- and I'm talking like -- Nathan graduated 2005 -- 2003, 2004, 2005, there were two programs here. One was the community service, but there also was the program that was through the Suffolk County Labor Division where youth could apply for a job and the Village was reimbursed for the salary. I don't know if that still exists.

TRUSTEE DOUGHERTY-JOHNSON: Was it summer employment?

2 TRUSTEE PHILLIPS: Summer, yeah.

3 MR. OLINKIEWICZ: -- find that
4 out that avenue.

5 BOARD COUNSEL STOLAR: So if I
6 may, I'm referring just to
7 violations of the Village code.

8 There could be violations that go
9 to District Court, County Court.

10 MR. OLINKIEWICZ: Correct. A
11 guy was arrested for drugs by the
12 cops and they --

13 BOARD COUNSEL STOLAR: Right,
14 that's --

15 (Whereupon, there was crosstalk.)

16 MR. OLINKIEWICZ: Right, so I
17 mean, there's a ton of community
18 service given out but it's all in
19 Southold Town --

20 TRUSTEE PHILLIPS: And motor
21 vehicle violations are also -- if
22 they were Greenport residents and
23 they had major violations, they had
24 to do community service. That was
25 done in Greenport too.

2 TRUSTEE DOUGHERTY-JOHNSON: I

3 think that also done at the
4 library.

5 TRUSTEE PHILLIPS: Yes, it did.

6 It was quite --

7 (Whereupon, there was crosstalk.)

8 TRUSTEE PHILLIPS: -- for a
9 long time.

10 TRUSTEE ROBINS: I remember Paul
11 Palace put it in his reports that
12 he had community service people.

13 MR. OLINKIEWICZ: So just
14 wanted --

15 MAYOR STUESSI: Great idea.
16 We'll look at it.

17 MR. OLINKIEWICZ: So that was
18 number one. Oh, the second one was
19 on commercial retail. Right, we
20 talk about how many people are
21 having a hard time getting tenants
22 in their store.

23 MAYOR STUESSI: They're asking
24 too much money.

25 MR. OLINKIEWICZ: Well, they're

2 asking too much money, but, you
3 know, when you got to now pay a
4 million and a half dollars for a
5 property, it's economics. It has
6 to work.

7 Would the Board or could there be
8 a discussion that maybe the front
9 50 percent or 60 percent of the
10 building has to stay as commercial
11 and there could be an apartment,
12 that as long as it's for workforce
13 housing in the back that -- right,
14 because a lot of people don't need
15 to rent a store that's 65 feet
16 deep, right, and 20 feet wide. If
17 they take two-thirds of that and
18 then you put a one-bedroom
19 apartment in the back --

20 MAYOR STUESSI: So that is a
21 really interesting question and the
22 Planning Board has sent us a lot of
23 information on different things.
24 The Village, thus far, has only
25 considered residential on upper

2 floors.

3 MR. OLINKIEWICZ: Right, on the
4 second or third floor.

5 MAYOR STUESSI: Well, we
6 currently don't allow for third
7 floors except by variance. The
8 Board has had discussion on
9 considering that. But your point
10 on potentially on the ground level
11 if it's not street frontage might
12 make a lot of sense.

13 In my experience developing
14 things, it's very hard to lease
15 very deep spaces. And so a perfect
16 example would be what's commonly
17 known as the Gusmar building where
18 Agave has been for years.

19 That's been in receivership --
20 I've actually got a call with the
21 bank tomorrow on it. Those spaces
22 are very deep and, you know,
23 prohibit diversity for most users
24 for it. It would be a very good
25 thing for the Board to discuss in

2 our next planning framework meeting
3 in January.

4 MR. OLINKIEWICZ: Especially
5 because it would help with handicap
6 individuals that can't live further
7 in the Village and get in, right?
8 If their in the commercial retail
9 section and they have a wheelchair
10 or walker, whatever, elderly, it's
11 much easier for them to get around
12 and then still be part of the
13 Village, but not be pushed out. So
14 that's my second thing.

15 The third thing is a personal,
16 right? And you and I have
17 discussed over leaves, right? So
18 after we were using the gas leaf
19 blowers, again this year for a
20 little bit, the Mayor asked me to
21 please get electric ones. So we
22 laid out \$2,800 and bought three
23 sets of packs and whole bunch of
24 extra batteries and stuff like
25 that. And now I have a number of

6 MR. OLINKIEWICZ: Go ahead.

12 MR. OLINKIEWICZ: Thank you.

16 MR. OLINKIEWICZ: That's my --

24 MR. OLINKIEWICZ: So what
25 happens though is that -- so we

2 used to be able to go out and do --
3 three guys could do eight house a
4 day, right? Now with the new
5 blowers, we can only get three done
6 a day because they crap out after
7 40 minutes and then it takes two
8 hours to charge the battery. We
9 bought backup sets of batteries
10 already and it still takes -- they
11 just don't have the power.

12 Now besides that, that's okay. I
13 can live with that. We'll throw
14 extra guys out. It will take
15 longer. But then we have on top of
16 it that it used to be a Village law
17 that the code enforcement officer
18 would come in if you put the leaves
19 out on the street too early.
20 You're only supposed to put them
21 out a day or two before delivery.

22 So now if you can only do three
23 houses a day or four houses a day,
24 you have to expand the amount of
25 time to do the amount of lawns.

2 Then on top of that, the leaves
3 don't come down until at least
4 Thanksgiving, the end of November.

5 And then cleanup either ends on
6 the 8th, 9th, 14th. This year is a
7 late one, it goes to the 16th,
8 right? But we had snow, so we
9 don't count that.

10 So it's almost impossible to get
11 the leaves cleaned, keep all the
12 properties clean with not putting
13 the leaves out two days ahead of
14 time and using the electric blowers
15 and only have ten days to get the
16 multitude of houses done at the
17 same time no matter how much -- and
18 it cost -- right, it costs triple
19 the amount. And if you work on a
20 budget keeping it as workforce
21 housing, now let's say it cost
22 another \$200 a house. Now you're
23 going to, since you're working on a
24 budget, keep workforce, right,
25 keeping it some kind of guidelines.

2 Now you have you have to up
3 somebody's rent \$20 or \$30 a month
4 to offset the Village law for the
5 electric blowers instead of the gas
6 blowers because it takes three
7 times the amount of time.

8 MAYOR STUESSI: A couple of
9 things. I would encourage you to
10 talk to our Parks Department and
11 see what your blowers are compared
12 to our because we've been having a
13 lot of success lately.

14 MR. OLINKIEWICZ: But they
15 don't run them for eight hours
16 straight. The guy blows for three
17 minutes and then he stops, ten
18 minutes and then he stops. I mean,
19 this season like continuous usage,
20 but okay.

21 MAYOR STUESSI: I guess the
22 other question would be: Mary
23 Bess, you're resident code expert.
24 I don't know that that technically
25 you should be using the street

2 pickup for your leave pickup
3 because that's a commercial use.
4 It's suppose to only be for
5 personal residential use.
6 We can put a pin in that for a
7 moment. But one of concerns that
8 the Village is having to deal with
9 is, if you look at the last decade
10 and where the Village budget was
11 over the last decade, you know,
12 when our administration started, we
13 had some real challenges trying to
14 fund or maintaining things because
15 of, you know, lack of increase
16 relative to cost of living, let
17 alone, you know, every -- Adam
18 walked away in this moment. My
19 God. When you look at -- we all
20 know what it costs to buy a tire --
21 MR. OLINKIEWICZ: Sure, sure.
22 MAYOR STUESSI: -- a truck,
23 whatever, let alone paying our
24 annual cost of living increases per
25 our agreements, health benefits,

2 etcetera, is going up and up and
3 up. And we actually have less
4 staff maintaining the pickup for
5 leaves and all. So this is a
6 subject we're going to be talking
7 about here pretty quickly. The
8 Board and I have touched on this
9 and we're having real funding
10 issues.

11 MR. OLINKIEWICZ: So I was
12 almost there. Is there any way
13 that if they were bagged you could
14 extent the amount of time that the
15 guys pick up. So instead of having
16 them put in piles and going down
17 the drain and causing all the
18 problems, we can bag them, stick
19 them out to the road or on the edge
20 and instead of having to get them
21 down by the second Tuesday in
22 December, you get like -- you know,
23 you can extend the leave pickup for
24 the --

25 MAYOR STUESSI: So the Village

2 did make a request. They're
3 mandated to use bags for leaves and
4 grass. Very few people do it.

5 Those that do it, it's an enormous
6 help. It also helps us with our
7 storm drains.

8 TRUSTEE ROBINS: Immensely.

9 MAYOR STUESSI: Again, we're
10 going to be talking about this
11 separately as a Board and relative
12 to our budget for next year and
13 managing all of that. I guess the
14 real question is would we want to
15 extend this to commercial users
16 such as yourself.

17 MR. OLINKIEWICZ: Okay, so,
18 right. So if we don't extend it to
19 commercial users such as myself and
20 then I have to start trucking it to
21 Southold Town, then I have to
22 charge more rent for all the time
23 that it takes the guys to do this
24 as well. So it's kind of like this
25 be triple sword we're trying to

2 work through, right. And if a
3 homeowner bought the same house and
4 put the leaves out, they could pick
5 it up. It's not like I'm trucking
6 them in other areas. I'm taking
7 them off the same house.

8 MAYOR STUESSI: Well, this is
9 the challenge is that like I --
10 well, I'm not doing much in my yard
11 right now. I let my leaves stay.
12 But if I'm doing the leaves and
13 putting them out, that,
14 theoretically, is allowed. But if
15 Lily has an independent
16 contractor/landscaper doing it, he
17 should not be putting them out at
18 the street. He should be taking
19 them and removing them. That's a
20 really hard thing to watch.

21 MR. OLINKIEWICZ: Then the next
22 question on commercial, because I'm
23 the owner of every LLC or S corp
24 that owns the property. I am the
25 owner. It doesn't say in the

2 Village the code that you have to
3 live there, just the owner can put
4 his leaves out, not the commercial.

5 So I am owner of every single
6 piece of property and the leaves
7 are getting put out. So I
8 shouldn't be mandated as
9 commercial. I should be, I am the
10 owner putting them out.

11 DEPUTY MAYOR BRENNAN: That may
12 been an exception.

13 (Whereupon, there was crosstalk.)

14 MAYOR STUESSI: In any event --
15 MR. OLINKIEWICZ: So it's
16 just --

17 MAYOR STUESSI: -- it's it for
18 this year. This is going to be a
19 big subject --

20 MR. OLINKIEWICZ: Correct.

21 (Whereupon, there was
22 crosstalk.)

23 MR. OLINKIEWICZ: -- yeah, I
24 just wanted to bring it up like we
25 did to help try to figure this out

2 because I understand for the storm
3 brain. I understand for the time.
4 I understand for people not wanting
5 the noise next to their house,
6 right, for the blower, right?

7 MAYOR STUESSI: You get it,
8 yeah.

9 MR. OLINKIEWICZ: I get it.
10 I'm must trying to --

11 MAYOR STUESSI: And you're here
12 a lot, so you understand. I
13 appreciate it.

14 MR. OLINKIEWICZ: Correct.

15 DEPUTY MAYOR BRENNAN: I think
16 the idea about bagging it and
17 extending the time is intriguing
18 because it may be a way for us to
19 incentivize people to use bags.

20 MAYOR STUESSI: I mean, my
21 personal belief is it has to be
22 mandated, but we'll talk about it.

23 DEPUTY MAYOR BRENNAN: We could
24 do that too.

25 MR. OLINKIEWICZ: We bag for

2 Southold Town. We bag, we cut --

3 MAYOR STUESSI: But Southold

4 Town only does two pickups a year.

5 MR. OLINKIEWICZ: I understand
6 that. I mean, that's a whole -- I
7 haven't gotten to that point yet.

8 I'm just trying to --

9 TRUSTEE PHILLIPS: I think it's
10 -- in all fairness, it's a
11 discussion that's going to
12 encompass what you're discussing.

13 It's going to be encompassing what
14 it cost the Village taxpayers
15 because we have to the debris to
16 Southold Landfill because we're not
17 allowed to mulch it like we used to
18 ourselves.

19 So it's going to be a
20 conversation that's not just going
21 to be one facet. It's going to be
22 a broad -- I mean, we have to put
23 everything into it. And the Mayor
24 is correct, it's going to be a long
25 discussion because it is a lot of

2 old time Village residents. I, for
3 one, am used to it. We expect it,
4 and it's a change, but we also have
5 to look at what it casts us, okay?

6 MAYOR STUESSI: If I can just
7 request we put a pin in this now.

8 I'm really in a lot of pain and we
9 have to go into Executive Session.

10 MR. OLINKIEWICZ: Thank you.

11 MAYOR STUESSI: Randy, you're
12 next up.

13 MS. WADE: I'm so sorry you're
14 in pain.

15 MAYOR STUESSI: I never said
16 you kicked me Randy.

17 MS. WADE: Oh, I'm so sorry. I
18 thought those were great ideas
19 about the back of commercial
20 rentals. And also I'm really
21 thrilled that leaves have been
22 brought up. I just have to say,
23 Leave the leaves is a campaign
24 because pollinators, butterflies,
25 various other things are actually

2 wintering over under the leaves.
3 And all you have to do is blow them
4 on to the edge of your property
5 onto where the shrubs and the
6 perennials are and everybody is
7 going to be better for it and it
8 just turns into soil; am I right,
9 Lily?

10 TRUSTEE DOUGHERTY-JOHNSON:

11 (Nodding.)

12 MS. WADE: Yeah, so Leave the
13 Leaves. And it, obviously, because
14 there's so much talk and nobody's
15 mention that, maybe it's an
16 education campaign and we won't
17 have leaves in our sewers either.
18 It's actually really necessary if
19 you want to save on the yellow bags
20 and get tenants to save on yellow
21 bags, if they put -- have a mulch
22 -- pile mulch, a can -- I use one
23 of those cans with holes in it.
24 You sandwich it, brown leaves and
25 kitchen waste, then brown leaves

2 and kitchen waste, and then it
3 turns into soil.

4 MAYOR STUESSI: That would be
5 great thing for you to work with
6 North Fork Environmental Counsel on
7 doing some sort of public knowledge
8 on it.

9 MS. WADE: Yeah, they Embrey
10 Wile, they're both doing it. A lot
11 of people are doing it. It's so
12 funny because they talk to each
13 other and they're all convinced and
14 your giving me the opportunity to
15 mention to people that haven't
16 actually thought about that, so
17 thank you so much.

18 MAYOR STUESSI: Great, thank
19 you.

20 MS. WADE: One more. The ice
21 rink. I do know that is going to
22 be, I hope, very much have Southold
23 Town contribute towards whatever is
24 going to happen. Because we're a
25 little one mile and they're however

2 many miles and so people come from
3 all over. It's a Town recreation
4 facility, so I'm sure you're
5 working on that.

11 MS. WADE: Yeah, that would be
12 great.

13 MAYOR STUESSI: Anything else?

14 MS. WADE: One little thing.
15 My husband said there's no light
16 walking from the east to the west
17 from where the carousel is, the
18 wood platform, down. He was
19 surprised how dark it was and he
20 said he looked around and he didn't
21 notice any lights out, so it may
22 be --

2 look wherever the specific spot is.
3 The Village is going through the
4 process of replacing every single
5 light in the entire Village. There
6 are certain areas that go down when
7 they're doing it before it comes
8 back up, but we can take a look at
9 it.

10 MS. WADE: Okay, great. Thanks
11 a lot. Thank you for all the work.

12 MAYOR STUESSI: Hi, Charlie.

13 MR. KULSZISKI: Sorry about
14 your foot. Charlie Kulisziski, 433
15 Main Street. I was looking at the
16 zone -- the parking requirements
17 for Airbnb's and I think a lot of
18 the Airbnb's are, you know,
19 separate businesses that people
20 have that they set up in their
21 houses. So there's one parking
22 space required for the homeowner in
23 the new code and then one for each
24 bedroom. But my house as a BNB
25 requires two parking spots for the

2 homeowner and then one for each
3 bedroom.

4 So I think that since they're
5 similar things, the parking
6 requirement should at least be
7 similar, either two parking spaces
8 for the homeowner or one parking
9 space for the homeowner in both --
10 both instances. And I also see a
11 lot of the bedrooms -- like it will
12 be a three-bedroom house and it
13 will state sleeps 12. I don't know
14 how that will be enforced, but
15 sleeps 12 should be six parking
16 spaces plus two for the homeowner.
17 I have seven parking spaces at my
18 house and it's a lot of ground to
19 have all of those parking spaces.
20 Thanks.

21 MAYOR STUESSI: Thank you,
22 Charlie. Anybody else?

23 (No response.)

24 MAYOR STUESSI: All right, with
25 that, I'm going to make -- we have

2 two resolutions before we go into
3 Executive Session. Lily, you want
4 to read?

5 TRUSTEE DOUGHERTY-JOHNSON: Sure.

6 Resolution 12-2025-19; a
7 Resolution approving the public
8 assembly application received from
9 Paul Livsey on behalf of the
10 Greenport Farmers Market to host a
11 farmers market in Mitchell Park on
12 Saturdays from 9:00 a.m. to
13 1:00 p.m. between May 23, 2026
14 through October 10, 2026.

15 So moved.

16 DEPUTY MAYOR BRENNAN: Second.

17 MAYOR STUESSI: All in favor?

18 TRUSTEE ROBINS: Aye.

19 TRUSTEE DOUGHERTY-JOHNSON: Aye.

20 MAYOR STUESSI: Aye.

21 DEPUTY MAYOR BRENNAN: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE DOUGHERTY-JOHNSON:

24 Resolution 12-2025-20; Resolution
25 authorizing the suspension of the

2 open container law of the Village
3 of Greenport, per Section 35-3B and
4 35-3C of the Greenport Village
5 Code, within the parameters
6 outlined in the public assembly
7 application submitted by Paul
8 Livsey on behalf of Greenport
9 Farmers Market to be held on
10 Mitchell Park on Saturdays
11 beginning on May 23, 2026 through
12 October 10, 2026. So moved.

13 TRUSTEE ROBINS: Second.

14 MAYOR STUESSI: All in favor?

15 TRUSTEE ROBINS: Aye.

16 TRUSTEE DOUGHERTY-JOHNSON: Aye.

17 MAYOR STUESSI: Aye.

18 DEPUTY MAYOR BRENNAN: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 MAYOR STUESSI: Motion passes.

21 Thank you, everybody. Thank you
22 for being here, everybody. With
23 that, I'll make a motion to go into
24 Executive Session for personnel
25 matters. Do I have a second?

2 TRUSTEE PHILLIPS: Second.

3 MAYOR STUESSI: All in favor?

4 TRUSTEE ROBINS: Aye.

5 TRUSTEE DOUGHERTY-JOHNSON: Aye.

6 MAYOR STUESSI: Aye.

7 DEPUTY MAYOR BRENNAN: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 MAYOR STUESSI: The public
10 portion of the meeting is closed.

11 (Whereupon, the Village of
12 Greenport Board of Trustees Work
13 Session Meeting was closed and the
14 Board went into Executive Session.)

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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 18th day of December, 2025.

Rebecca Wood
REBECCA WOOD