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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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VILLAGE OF GREENPORT

BOARD OF TRUSTEES

WORK SESSION

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Greenport Firehouse

December 18, 2025

3:00 p.m.

B E F O R E:

KEVIN STUESSI ~ MAYOR

PATRICK BRENNAN ~ DEPUTY MAYOR

MARY BESS PHILLIPS~ TRUSTEE

LILY DOUGHERTY-JOHNSON ~ TRUSTEE

JULIA ROBINS ~ TRUSTEE

CANDACE HALL ~ VILLAGE CLERK

BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

ADAM BRAUTIGAM ~ VILLAGE TREASURER

MARK TERRY ~ VILLAGE PLANNING CONSULTANT

All other interested parties

MAYOR STUESSI: I'd like to
make a motion to open the Work
Session of December 18th.

TRUSTEE PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR STUESSI: Please stand
for the Pledge of Allegiance.

(Whereupon, the Pledge of
Allegiance was recited.)

MAYOR STUESSI: Please be
seated. Well, thank you everybody
for being here today.

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

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

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

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

We all need to work harder and

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

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

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

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

MS. GORDON: I'll tell you later.

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

With that, I'd like to turn it

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

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

Thank you, Dinni -- oh.

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

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

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

And I'm also going to introduce,
and have speak very briefly, two
people who have an immediate
personal interest in the ADU issue.
Joe Owens who is a young person.
He has a long family history and
needs housing, and Dana Locatell
who has a possible ADU if only
Greenport legalized it.

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

(Whereupon, Deputy Mayor
Brennan entered the meeting.)

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

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

We've also worked on getting assurances that there will be cooperation with the technical assistance work that the Long Island Forward Housing Program will sponsor. And we have an application for that from Greenport, which I think is pending. I'm hoping that the Mayor and others can tell us what -- there are some technical problems that are holding it up, but it is pending and we have willing property owners who are prepared to work with the State with the Long Island Housing -- Forward Housing Program, to do predevelopment work, technical assistance, in several

locations in Greenport.

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

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

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

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

There are advantages, of course,
to the destination that I think
even they recognize, but are not
willing to commit to. There are
some programs, state programs
available, only state programs that
housing, but are sometimes not just
the direct provision of housing,
but energy and environmental issues
that would effect housing less
directly.

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

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

ADU's.

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

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

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

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

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

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

It would be created as-of-right,

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

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

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

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

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

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

TRUSTEE DOUGHERTY-JOHNSON: Sure.

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

MR. LOCATELL: Okay, great. This is some reference material I wanted to share (handing).

This is a detached --

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

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

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

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

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

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

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

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

MR. OWENS: I do.

MR. LOCATELL: Great.

MAYOR STUESSI: Thank you.

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

MAYOR STUESSI: Joseph, if you

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

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

We have been here since the early
1900's. My great grandmother
raised ten children in this
community. Today I have more
cousins and aunts and uncles than I
can count. But despite over a
century of history, my family has
never been able to build a home.
We have rented the entire time,
living paycheck to paycheck,
watching the Village we love slowly
price us out.

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

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

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

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

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

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

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

MAYOR STUESSI: Thank you, Joey.

(Applause.)

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

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

the meetings you've had and the public engagement.

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

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

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

done.

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

With that, I'll turn it over to our Board for questions on your proposal, thoughts, observations. Julia, would you like to start?

TRUSTEE ROBINS: Yes, please. Dinni my first question is about the size. I'm concerned the 275 feet is really small. I mean that's --

MS. GORDON: It is really small.

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

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

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

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

rental. It can be long term only.

And, I guess, the family members would be the other situation? In other words, to try and --

MS. GORDON: In Southold, the Southold provision includes family members, family members or people on their list.

TRUSTEE ROBINS: Okay.

MS. GORDON: I think we should not do that. I think we should just make it available to anyone.

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

MS. GORDON: Yes. My house is .19 of an acre.

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

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

TRUSTEE ROBINS: Right.

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

possible.

TRUSTEE ROBINS: Yeah. Okay, well, good work. I love what you're committee is doing. I totally support it, as you know. I've been there, done that. So thank you.

MS. GORDON: Thank you. Questions?

MAYOR STUESSI: I'll will make a quick note before the other Board members go that Mayor Tom Gardella from Sag Harbor told me, and you may know this, Dinni, that their ADU code, they actually reduced the size because what they found was that they weren't getting as many applicants as they hoped and there were a number of smaller units that people wanted to convert and they ended up allowing for a smaller size. I would be worth getting those numbers to review on what they went from, but I don't recall

offhand.

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

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

MS. GORDON: Of course.

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

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

MS. GORDON: Yes, that's a good

answer.

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

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

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

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

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

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

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

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

nonconforming.

DEPUTY MAYOR BRENNAN: Right.

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

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

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

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

DEPUTY MAYOR BRENNAN: Right.

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

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

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

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

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

comparable to the actual footprint
of the principal dwelling.

MS. GORDON: Right.

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

MS. GORDON: I would think so,
yes.

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

MS. GORDON: That's true.

DEPUTY MAYOR BRENNAN: It's the
principal dwelling.

MS. GORDON: That's true.

TRUSTEE DOUGHERTY-JOHNSON:

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

DEPUTY MAYOR BRENNAN: Exactly.

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

DEPUTY MAYOR BRENNAN: Sure.

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

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

else is, to put the car somewhere.

DEPUTY MAYOR BRENNAN: Okay.

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

MS. GORDON: Yeah.

DEPUTY MAYOR BRENNAN: That's all I have, but thank you so much.

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

MAYOR STUESSI: Trustee Phillips?

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

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

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

MS. GORDON: The attached ADU

would be attached to the principal building as it exists.

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

MS. GORDON: Yes.

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

MS. GORDON: Well, yes.

TRUSTEE PHILLIPS: You're saying as --

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

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

TRUSTEE PHILLIPS: A new
construction would be added?

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

TRUSTEE PHILLIPS: But still --

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

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

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

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

MS. GORDON: Right.

TRUSTEE PHILLIPS: The

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

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

TRUSTEE PHILLIPS: Right, permitting the extension.

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

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

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

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

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

TRUSTEE PHILLIPS: You mean the building department.

MS. GORDON: What did I say?

TRUSTEE PHILLIPS: Housing.

TRUSTEE ROBINS: Housing.

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

Menjivar and talking about her
housing department in Southold.
Yeah, the building department.

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

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

MS. GORDON: Good.

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

MS. GORDON: People will find
places.

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

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

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

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

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

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

TRUSTEE PHILLIPS: Right.

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

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

MS. GORDON: Right.

TRUSTEE PHILLIPS: It also

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

MS. GORDON: Fine.

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

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

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

(Laughter.)

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

MAYOR STUESSI: Yes, go ahead.

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

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

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

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

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

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

MAYOR STUESSI: Julia, wanted --

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

MS. GORDON: Right.

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

MS. GORDON: Yes, yes.

TRUSTEE ROBINS: -- strolling
through the house.

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

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

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

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

you know.

MS. GORDON: Sure, thank you.

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

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

MAYOR STUESSI: Lily?

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

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

TRUSTEE DOUGHERTY-JOHNSON: Yes, right.

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

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

MS. GORDON: Yes.

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

TRUSTEE PHILLIPS: Or no
residential zone at all.

TRUSTEE DOUGHERTY-JOHNSON: Right.

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

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

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

MAYOR STUESSI: Do I get a turn?

MS. GORDON: Of course.

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

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

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

MS. GORDON: Yes.

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

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

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

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

MR. MACKEN: Well, I think --

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

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

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

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

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

MR. MACKEN: Oh, yes, right.

Frank Macken; 138 Sterling Avenue,
Greenport.

MAYOR STUESSI: Thank you.

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

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

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

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

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

As regards to using of accessory,

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

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

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

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

MR. MACKEN: Wow.

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

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

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

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

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

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

MAYOR STUESSI: Again, I'm going to ask you to come up to the podium, please.

DEPUTY MAYOR BRENNAN: Frank, could I just ask you a question? Excuse me, Ellen. Frank, thank you for being here. I just want to clarify something. The idea that there may be some accessory buildings being used currently in the Village and people don't want to come forward because they would be out of compliance, if we make this -- if we legalize this, that doesn't actually contribute. Those units don't contribute more inventory because they're already in use.

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

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

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

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

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

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

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

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

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

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

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

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

TRUSTEE DOUGHERTY-JOHNSON: Exactly.

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

TRUSTEE DOUGHERTY-JOHNSON: Right.

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

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

MR. MACKEN: Yes, I think so.

TRUSTEE PHILLIPS: Okay, that's my understanding.

MR. MACKEN: Would you agree with that?

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

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

TRUSTEE PHILLIPS: Right

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

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

MAYOR STUESSI: Well, to be --

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

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

TRUSTEE PHILLIPS: Yeah, we do 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.

MR. MACKEN: Yeah, if it's approved in the Village, then it's accessible to us as well as the general Southold.

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

MS. GORDON: Yes. Do you want

to come say something?

MR. MACKEN: Thank you.

MS. NEFF: Yes. Good
afternoon. Ellen Neff, 629 Second
Street, member of this committee.
I think that we blink our eyes and
see -- lots of people blink their
eyes and they see additional unit
and we have the whole experience of
living through madness for
short-term rentals.

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

term only, and put teeth into any supervision of that. You know, the -- I'm trying think of the word. We have done a good job supervising --

MS. GORDON: Enforcement.

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

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

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

housing. Thank you.

MAYOR STUESSI: Thank you,
Ellen. Thank you, Dinni.

MS. GORDON: Thank you very
much for listening.

DEPUTY MAYOR BRENNAN: Thank you.

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

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

MR. SALADINO: There are no
restrictions.

TRUSTEE ROBINS: I'm sorry?

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

MAYOR STUESSI: If you'd like

to speak, you can go to the podium.

MR. SALADINO: My name is John Saladino and I live on Sixth Street. Our code now provides exactly what Dinni is asking for. Right now Chapter 150-12 provides exactly what she's asking for.

Any one-family house that wants to convert to a two-family house, add an apartment, is absolved from both standards, except for parking. And you could abolish that. I don't understand about instituting new code when the code is already there.

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

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

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

TRUSTEE ROBINS: It's both.

It's both to be honest.

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

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

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

TRUSTEE ROBINS: Believe me,
John --

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

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

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

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

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

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

MS. GORDON: Uh-huh.

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

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

DEPUTY MAYOR BRENNAN: John,

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

MR. SALADINO: Sure.

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

MR. SALADINO: They're not
permitted.

DEPUTY MAYOR BRENNAN: Right.

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

DEPUTY MAYOR BRENNAN: Thank
you.

MR. SALADINO: Thank you.

TRUSTEE ROBINS: The way I read

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

MS. GORDON: Yes.

MAYOR STUESSI: With a
preexisting building --

TRUSTEE ROBINS: With a
preexisting building, yeah.

MAYOR STUESSI: -- not a new
one.

TRUSTEE ROBINS: Not a new
building. Not a new construction,
yes.

MAYOR STUESSI: So a preexisting
building could be converted.

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

MAYOR STUESSI: Lily?

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

MAYOR STUESSI: Yeah.

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

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

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

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

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

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

on it? They can then have a third family?

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

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

MR. LOCATELL: On that property at 611 four.

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

MR. LOCATELL: Correct.

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

MR. LOCATELL: That's cool.

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

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

TRUSTEE PHILLIPS: It's on
here.

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

TRUSTEE DOUGHERTY-JOHNSON:
Here, you can probably find it.

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

TRUSTEE ROBINS: 825 --

MR. LOCATELL: .19.

TRUSTEE ROBINS: .19, yeah.

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

to get three dwellings on a
property?

TRUSTEE DOUGHERTY-JOHNSON:

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

DEPUTY MAYOR BRENNAN: Right.

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

DEPUTY MAYOR BRENNAN: Why not?

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

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

MAYOR STUESSI: Go ahead, Mike.

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

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

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

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

But the units need to be modeled. The units need to be modeled for a number of bedrooms, the square footage. And number of bedrooms is how the Town of Southold calibrates things. The square footage is how sanitary flow is assigned.

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

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

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

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

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

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

in here, cut a door in this wall
and turn that into an ADU, the tax
rate should not go up because you
have living space to living space.
So that's why it works in several
different situations.

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

MAYOR STUESSI: Yeah, for sure.

Mary Bess, further thoughts?

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

neighbor, you'll do whatever, okay?

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

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

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

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

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

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

TRUSTEE PHILLIPS: That's the question.

MAYOR STUESSI: Yeah.

TRUSTEE ROBINS: That's a good question.

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

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

TRUSTEE PHILLIPS: Yes. And it
also --

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

TRUSTEE DOUGHERTY-JOHNSON: Right.

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

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

TRUSTEE ROBINS: Right, okay.

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

TRUSTEE ROBINS: Absolutely, no.

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

TRUSTEE ROBINS: Right, right.

MAYOR STUESSI: That's
wonderful.

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

DEPUTY MAYOR BRENNAN: Right.

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

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

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

TRUSTEE ROBINS: I'm sorry.

MAYOR STUESSI: No, you're
microphone.

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

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

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

TRUSTEE ROBINS: Correct, correct, yeah.

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

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

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

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

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

TRUSTEE ROBINS: I agree.

DEPUTY MAYOR BRENNAN: And there would be no sunseting on these provisions, right?

MAYOR STUESSI: A deed appropriation.

DEPUTY MAYOR BRENNAN: In perpetuity?

MAYOR STUESSI: Yeah.

TRUSTEE PHILLIPS: Yeah, that's

good.

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

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

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

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

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

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

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

DEPUTY MAYOR BRENNAN: Are we
not?

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

TRUSTEE ROBINS: And then
another question I just thought of

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

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

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

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

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

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

TRUSTEE DOUGHERTY-JOHNSON:

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

DEPUTY MAYOR BRENNAN: Yeah.

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

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

TRUSTEE DOUGHERTY-JOHNSON: Well,

right, right.

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

TRUSTEE DOUGHERTY-JOHNSON: Right, summers.

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

DEPUTY MAYOR BRENNAN: Yeah.

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

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

TRUSTEE ROBINS: Okay. North

Carolina, is that where --

(Laughter.)

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

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

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

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

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

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

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

TRUSTEE ROBINS: Absolutely.

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

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

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

but between them and the Code
Committee.

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

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

(Laughter.)

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

TRUSTEE ROBINS: West Coast
East Coast?

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

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

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

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

TRUSTEE DOUGHERTY-JOHNSON: But

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

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

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

says, I'm charging \$6,000 a month for an accessory dwelling unit. There's no control with that.

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

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

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

PLANNING CONSULTANT TERRY: Right.

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

PLANNING CONSULTANT TERRY: You

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

But I must say that there's a lot of need for two bedrooms and three bedrooms in the communities. Because we did a survey when we writing the community housing plan for the town and that is what came back as the largest need, two bedroom and three bedrooms. We were quite surprised.

MAYOR STUESSI: Which makes the case for property owner aging, leaving their main house, moving into a smaller accessory unit and renting out the main house --

PLANNING CONSULTANT TERRY: Right.

MAYOR STUESSI: -- full-time.

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

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

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

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

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

PLANNING CONSULTANT TERRY: That's right.

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

PLANNING CONSULTANT TERRY: Right, so --

TRUSTEE DOUGHERTY-JOHNSON: So

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

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

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

PLANNING CONSULTANT TERRY: That's right.

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

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

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

DEPUTY MAYOR BRENNAN: I think it would.

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

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

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

TRUSTEE PHILLIPS: Our code has to allow that.

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

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

TRUSTEE DOUGHERTY-JOHNSON: Yeah.

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

TRUSTEE DOUGHERTY-JOHNSON: Right.

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

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

MAYOR STUESSI: No, no. That's

what I'm saying. It's not.

TRUSTEE PHILLIPS: It's not.
It's separate.

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

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

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

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

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

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

MAYOR STUESSI: Yeah.

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

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

MAYOR STUESSI: So we've spent

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

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

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

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

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

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

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

TRUSTEE ROBINS: This is it?

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

TRUSTEE ROBINS: Oh, okay.

Alright, so were off the ADU's now?

MAYOR STUESSI: Yeah, we're off ADUs, talking about in general.

TRUSTEE ROBINS: Okay. I wasn't sure.

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

TRUSTEE ROBINS: Right.

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

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

TRUSTEE ROBINS: Right. No, I

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

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

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

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

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

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

TRUSTEE ROBINS: In the
Planning Board, right.

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

TRUSTEE ROBINS: Yeah, right.

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

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

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

TRUSTEE ROBINS: Vacant

buildings, I mean, yeah.

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

TRUSTEE ROBINS: Right.

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

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

stuff like that.

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

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

I think that, you know, filling the windows with covers or murals or whoever you think people would do, you know, it's still an empty business. Is it a commentary on your Village and how it's doing?

You know, you're going to have to

ask the BID about that really.

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

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

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

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

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

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

TRUSTEE ROBINS: Right.

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

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

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

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

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

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

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

TRUSTEE ROBINS: Right.

DEPUTY MAYOR BRENNAN: So it's your neighborhood, it's your access to amenities, services, things that are external to your own property. So to the extent that a derelict property is not encroaching on my

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

MAYOR STUESSI: Without a doubt.

DEPUTY MAYOR BRENNAN: And that disincentivizes maintenance and investments.

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

DEPUTY MAYOR BRENNAN: Yeah, the broken windows.

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

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

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

TRUSTEE DOUGHERTY-JOHNSON:

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

TRUSTEE PHILLIPS: Well, I

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

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

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

I mean, years ago we had

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

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

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

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

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

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

sit empty.

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

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

DEPUTY MAYOR BRENNAN: Yeah.

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

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

MAYOR STUESSI: Yes.

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

but there's still more room for improvement.

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

So having adequate staff, code enforcement --

TRUSTEE PHILLIPS: Process.

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

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

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

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

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

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

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

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

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

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

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

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

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

If not, I just think it's

starting to stymie us a little bit more. Our times have changed here. It's not like it was 20, 30 years ago. I do believe that mass transit is probably going to start becoming important to the East End. It has to, because we have too much traffic.

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

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

very precious resource to park cars
some of the time?

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

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

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

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

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

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

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

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

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

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

TRUSTEE PHILLIPS: Yes, it has.

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

MAYOR STUESSI: Yeah.

TRUSTEE PHILLIPS: Right.

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

parking, right?

So we want to make sure that we're not creating a problem in our residential areas for projects that would have normally been subject to Planning Board --

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

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

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

more arbitrary than if there's not stipulated numbers?

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

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

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

MAYOR STUESSI: Yeah.

TRUSTEE DOUGHERTY-JOHNSON: -- suggestions.

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

TRUSTEE ROBINS: Mary Bess,

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

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

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

MAYOR STUESSI: Significantly.

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

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

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

DEPUTY MAYOR BRENNAN: Well don't.

MAYOR STUESSI: You're talking
about eliminating --

TRUSTEE DOUGHERTY-JOHNSON: Well,

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

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

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

DEPUTY MAYOR BRENNAN: Right.

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

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

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

MAYOR STUESSI: Not at the

moment right now. Thanks.

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

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

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

DEPUTY MAYOR BRENNAN: For the smaller ones.

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

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

TRUSTEE PHILLIPS: From the new

code?

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

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

TRUSTEE ROBINS: I haven't.

TRUSTEE PHILLIPS: I haven't either.

MAYOR STUESSI: -- reshuffling.

DEPUTY MAYOR BRENNAN: Right.

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

TRUSTEE PHILLIPS: Right.

DEPUTY MAYOR BRENNAN: Right,

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

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

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

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

MAYOR STUESSI: But even in

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

TRUSTEE ROBINS: Yeah, you can.

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

TRUSTEE ROBINS: Absolutely.

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

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

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

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

MAYOR STUESSI: Yeah.

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

MAYOR STUESSI: And much like -- yeah, much like we did with the proposed legislation with the State in creating this occupancy tax locally, we're creating an additional revenue source for the Village off of the tourist's who are visiting during peak season and that's something we can do further with parking as we've talked about.

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

infrastructure and road and
sidewalks. You know, it's not just
going in the general fund to say
yahoo, pay salaries or whatever.
It needs to something where this
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.

MAYOR STUESSI: Well, we've got
millions of dollars in longstanding
works that needs to be done.

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

MAYOR STUESSI: Without a

doubt.

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

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

MAYOR STUESSI: Yeah, just a second?

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

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

DEFENSE ATTY one: Yes.

MAYOR STUESSI: Okay.

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

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

question, they're tied together;
certainly.

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

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

So I certainly would encourage
consideration of no parking
requirements unless, of course,
somebody is going to come in and
level, you know, almost like a City
block, and then that impact is
going to have a parking impact.

But overall, not requiring or

imposing any further parking requirements for a business. It's just going to eliminate one more threshold that a new business is going to have to potentially deal with subject to what they want to do.

For example, I'll give you the for example. When we purchased our building for the brewery, at the time that was, you know, it was a Waterfront Commercial District, and there was that whole area downtown that was except from any parking requirement.

We would not have been able to open the brewery in that building because there is no specific property available for a parking requirement with that property. It's basically the four corners of the lot.

So we would not have opened in Greenport had that parking

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

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

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

TRUSTEE PHILLIPS: Right.

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

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

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

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

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

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

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

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

TRUSTEE PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Pledge?

MAYOR STUESSI: We did the
pledge. First up on the agenda is
our fire chief.

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

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

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

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

MAYOR STUESSI: Yes, it is.

Thank you for all --

CHIEF DE KERILLIS: So that's
pretty good.

MAYOR STUESSI: -- the work.

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

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

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

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

(Fire alarm sounding.)

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

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

CHIEF DE KERILLIS: Absolutely.

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

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

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

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

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

MAYOR STUESSI: Yeah.

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

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

CHIEF DE KERILLIS: Right.

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

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

MAYOR STUESSI: State funding is there though. I had a follow-up conversation with Assemblyman Schiavoni recently. So that's there, the Village bonded for it, so it really comes down to --

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

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

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

CHIEF DE KERILLIS: Okay.

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

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

MAYOR STUESSI: Right now apparently.

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

MAYOR STUESSI: Appreciate it.

TRUSTEE ROBINS: Merry Christmas to you too Alain.

CHIEF DE KERILLIS: Merry Christmas.

MAYOR STUESSI: Alright, we

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

TRUSTEE DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

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

AUDIENCE MEMBER: What is the
CDBG?

MAYOR STUESSI: Adam, would you
like to explain?

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

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

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

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

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

DEPUTY MAYOR BRENNAN: Community Development Block Grant.

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

TRUSTEE PHILLIPS: It's a lot
of --

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

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

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

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

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

MAYOR STUESSI: Absolutely.

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

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

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

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

TRUSTEE PHILLIPS: One of the
projects was in the back here,
there was supposed to be a sidewalk
that went from the back entrance to
the corner of South and 4th Avenue.
Because there was a large tree
there at the time, the Board didn't
do it, but I'm hoping that they get
to that because that was part of

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

DEPUTY MAYOR BRENNAN: Does that funding still exist somewhere?

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

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

DEPUTY MAYOR BRENNAN: When is the deadline for this?

MR. VANDENBURG: May I ask a question?

MAYOR STUESSI: If you go to the podium.

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

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

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

TRUSTEE PHILLIPS: By the end
of this year --

VILLAGE TREASURER BRAUTIGAM: Yes.

TRUSTEE PHILLIPS: But not the
end of this month.

MAYOR STUESSI: That's the same
thing.

TRUSTEE ROBINS: I was going to
say --

(Whereupon, there was crosstalk.)

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

TRUSTEE PHILLIPS: -- a little
confused.

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

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

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

VILLAGE TREASURER BRAUTIGAM:

It can encompass sidewalk repairs in certain areas of this Village. Last year CDBG money we were granted for various sidewalk repairs on Front and Main, which we are currently working with companies to spend that money.

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

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

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

MAYOR STUESSI: Yes, it's already there.

MR. VANDENBURG: Okay, alright.

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

VILLAGE TREASURER BRAUTIGAM:

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

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

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

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

Fifth Street Park, they've redone the disabled -- playground equipment for disabled children. Hopefully one of my suggestions is this year we need to do Third Street Park with some new disabled children play equipment.

MR. VANDENBURG: So that \$80,000 encompassed entire Village, not just Downtown District?

TRUSTEE PHILLIPS: Yes.

MAYOR STUESSI: Yes.

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

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

MR. VANDENBURG: Great, thank you.

MAYOR STUESSI: Thank you.

DEPUTY MAYOR BRENNAN: Thank you.

MAYOR STUESSI: I make a motion
to keep the public hearing open
until next week's -- anybody have a
date?

TRUSTEE DOUGHERTY-JOHNSON: 23rd.

TRUSTEE PHILIPS: 23rd.

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

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR STUESSI: Ms. Hall?
Unless you want to pivot to Adam
first?

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

TRUSTEE ROBINS: That's
Candace.

THE CLERK: It is Candace.

MAYOR STUESSI: I apologize my
back is --

THE CLERK: It's okay.

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

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

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

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

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

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

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

TRUSTEE DOUGHERTY-JOHNSON: I mean, I think that makes sense.

Maybe not 20 years, but, you know,

yeah, the short foreseeable future.

VILLAGE CLERK HALL: Yeah, to allow people to adjust to the changes.

We are going forward with our photography contest. So this photography contest is going to go live January 1st. So we are going to run the contest for three months at a time. We'll pick winners. So this is to solicit websites. The winners, their photos will be used on the Village website. So we're going to need own batch of stock images.

So I'm actually really excited to lunch this. I think it will be a cool way to engage with our community and our community can be a part of this new website.

Let's see. There will be four -- likely four or five categories. The age to participate in the photography contest, I believe,

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

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

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

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

VILLAGE CLERK HALL: Okay.

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

VILLAGE CLERK HALL: Yeah.

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

but fairly soon, but it's getting there.

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

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

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

So next up I have resolutions. So the first resolution to is to award a bid for the purchase of transformers to Midwest Electric Transformer Services, Inc. They were the low bidder. This bid was open back in November.

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

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

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

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

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

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

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

The next resolution is for the

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

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

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

TRUSTEE PHILLIPS: Correct.

VILLAGE CLERK HALL: Correct.

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

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

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

MAYOR STUESSI: Probably because it's always done that way. Can take a look at it. Fuel prices

are higher this time of year.

DEPUTY MAYOR BRENNAN: Yeah,
but they're not specified by price.
It's cost of fuel plus 20 cents,
right?

VILLAGE CLERK HALL: Correct.

DEPUTY MAYOR BRENNAN: So
that's what I was thinking, if we
started it earlier we could get a
more competitive bid, but it's the
cost plus --

TRUSTEE PHILLIPS: I know. But
the reason the rack price was the
cost to get the variable rates
through the year. Because I'll be
honest with you, when I fuelled my
house, because I always do it in
summertime, it was more per gallon
than what it is now.

TRUSTEE ROBINS: It's not
guaranteed.

TRUSTEE PHILLIPS: It's not a
guarantee. That's why they base it
on the rack price.

MAYOR STUESSI: Well, what defines rack price?

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

MAYOR STUESSI: Which is one vendor. I mean, he is a billionaire from the City.

TRUSTEE PHILLIPS: Yeah, but --

MAYOR STUESSI: I'm wondering if there's any way --

TRUSTEE ROBINS: Shop for fuel.

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

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

VILLAGE TREASURER BRAUTIGAM: Yes.

DEPUTY MAYOR BRENNAN: You had one bidder, right?

VILLAGE CLERK HALL: Yes.

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

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

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

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

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

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

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

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

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

VILLAGE CLERK HALL: Okay, so change --

DEPUTY MAYOR BRENNAN: Going forward?

BOARD COUNSEL STOLAR: Correct.

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

BOARD COUNSEL STOLAR: It would kick in --

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

BOARD COUNSEL STOLAR: Correct.

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

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

VILLAGE CLERK HALL: Okay.

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

contract.

VILLAGE CLERK HALL: Okay.

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

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

DEPUTY MAYOR BRENNAN: Okay.

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

DEPUTY MAYOR BRENNAN: Sure.

Thank you.

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

VILLAGE CLERK HALL: That one was passed.

TRUSTEE ROBINS: Yeah, a couple of months ago.

(Whereupon, there was crosstalk.)

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

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

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

TRUSTEE PHILLIPS: Maybe that's --

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

unfortunately.

VILLAGE CLERK HALL: Yeah,
there's --

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

VILLAGE CLERK HALL: Okay.

Okay, so next up, our public
assembly applications.

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

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

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

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

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

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

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

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

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

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

(No response.)

MAYOR STUESSI: Thank you.

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

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

DEPUTY MAYOR BRENNAN: Is there a deadline?

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

TRUSTEE DOUGHERTY-JOHNSON:

Thank you.

MAYOR STUESSI: Adam?

VILLAGE TREASURER BRAUTIGAM:

Good evening. I don't have any resolutions this evening, so I'm going to move right ahead with the utility billing, which is on time. Actually our utility biller was on vacation last week, so I had the pleasure of revisiting my old desk and little refresher course on the bills. It had been a while, but it's important to remember where you came from, right?

Moving on to my talking points.

SynergEV, just an update, after the approval of the contract at the last meeting, the lead time is currently eight weeks for the new units, although holidays may delay. Doug Jacobs and I are working with them to get everything in order. For those who may not be aware, that's in relation to some new EV

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

Continuing, significant collections:

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

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

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

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

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

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

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

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

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

VILLAGE TREASURER BRAUTIGAM:
How much --

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

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

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

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

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

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

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

VILLAGE TREASURER BRAUTIGAM: Oh,

it's further down in the year, yes.

TRUSTEE PHILLIPS: Okay.

VILLAGE TREASURER BRAUTIGAM: That concludes my report.

TRUSTEE DOUGHERTY-JOHNSON: I have a question.

VILLAGE TREASURER BRAUTIGAM: Yes.

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

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

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

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

MAYOR STUESSI: Pardon me?

TRUSTEE PHILLIPS: How much of a credit --

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

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

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

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

MAYOR STUESSI: Yeah.

VILLAGE TREASURER BRAUTIGAM: Any other questions?

(No response.)

VILLAGE TREASURER BRAUTIGAM: Thank you.

DEPUTY MAYOR BRENNAN: Thank you.

MAYOR STUESSI: Thank you, Adam. Planning Board framework we talked about earlier. I just mentioned the short-term rental application. As I was saying, we're working on putting together the communications for that.

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

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

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

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

mind who would do it with him.

Commercial dock and license fees --

TRUSTEE PHILLIPS: Can we go
back to hotel/motel tax?

MAYOR STUESSI: Yes.

TRUSTEE PHILLIPS: I do know
that part of that is just getting
the legitimate passed. When do we,
as a Board, get the opportunity to
discuss the rate that might be
charged?

MAYOR STUESSI: We did. We
decided on four percent.

TRUSTEE PHILLIPS: We decided
on four percent?

TRUSTEE ROBINS: We had that
conversation already.

MAYOR STUESSI: We did, yes.

TRUSTEE PHILLIPS: Okay, I'm
just double checking. I'm going
to --

MAYOR STUESSI: We discussed a
range of three to five and settled
on four percent in the middle.

TRUSTEE PHILLIPS: All right.

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

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

TRUSTEE PHILLIPS: I'm asking about that.

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

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

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

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

TRUSTEE PHILLIPS: No, no.

MAYOR STUESSI: -- this would go into effect.

TRUSTEE PHILLIPS: But I also think that you're going to need the business community, as well as residents, to lobby up at Albany or make a good showing. It's not going to just be the Board lobbying. So I think it's worth a discussion in the future.

MAYOR STUESSI: Patrick?

DEPUTY MAYOR BRENNAN: Well, maybe the way to do that is to spend some of the money on a

project that supports the BID or Business District, but not necessarily giving the money to BID.

TRUSTEE PHILLIPS: Well, as --

DEPUTY MAYOR BRENNAN: I'm not sure we can do that.

TRUSTEE PHILLIPS: Well, I don't know. That's why I'm asking the question now before we get into it. I'm confirming it.

TRUSTEE DOUGHERTY-JOHNSON: I mean, I don't know, but it sounds like -- you know, I'm not sure we can just give tax money to the BID.

TRUSTEE ROBINS: What would you anticipate the length of time? We're probably looking at at least six months here with legislature if not longer.

MAYOR STUESSI: Yeah. So the reality is all the rentals take place and the high income during the summer, so it would truly be

for next year. And next year, I mean '27.

TRUSTEE ROBINS: Right.

TRUSTEE PHILLIPS: Right, but I would like the discussion to take place. I mean, I think we should discuss it.

MAYOR STUESSI: I agree. My personal perspective is, you know, it's the Village residents who really bear the burden of dealing with all the tourism. And we've had to make increases to their taxes. So while I think it's appropriate to have a discussion about whether there's a benefit or not to the Business District --

TRUSTEE PHILLIPS: Well, we also need to find out if it's legal or not. Although I do know that I've -- in Massachusetts I do know they do it, but I don't know what the New York law is, so, okay? But that's a discussion down the road.

It's not something we're going to take up today.

DEPUTY MAYOR BRENNAN: Yeah, well, we can create sort of a policy, right, guidelines on how we want to use the funds?

MAYOR STUESSI: Yes. We can review what's legal or not, ask counsel to do that, and have a fruitful discussion and get public input on it as well.

TRUSTEE DOUGHERTY-JOHNSON: Is it something that before it's actually passed we have like to specify these funds go to this?

MAYOR STUESSI: Brian?

BOARD COUNSEL STOLAR: No. Your proposed law says that it can be used for any lawful purpose.

TRUSTEE DOUGHERTY-JOHNSON: Okay.

DEPUTY MAYOR BRENNAN: But for our purposes, it is would be good to establish that before this comes to fruition.

TRUSTEE PHILLIPS: I'd rather
be proactive instead of reactive.

TRUSTEE DOUGHERTY-JOHNSON: Yeah.

DEPUTY MAYOR BRENNAN: Everyone's
got to be thinking about money
spent.

TRUSTEE PHILLIPS: Right.

MAYOR STUESSI: Patrick, would
you like to brief us on the update
of the commercial dock licenses? I
know we had announced in our last
meeting that the Peconic Star was
purchasing a second boat, which
they've done.

We need to make some updates to
their contracts so there was a
discussion of some recommended
rates, that you had briefly talked
to the Board on, to move forward
within a three-year term with a
slight escalation that we were
looking to get on our agenda for
next week.

DEPUTY MAYOR BRENNAN: Yeah.

You know, I'm not entirely clear on where we stand with that. I know Adam had put together a recommendation on where you'd like to start, right?

VILLAGE TREASURER BRAUTIGAM: I did.

DEPUTY MAYOR BRENNAN: I think your thought was it was close to the prior rates, but slightly escalated given the time.

VILLAGE TREASURER BRAUTIGAM: Yeah, it depends a lot on what the contract term would be. I know there was some hesitancy regarding like a one-year contract with this vendor, which is fine.

If a longer term contract would be signed, I'd like to see the escalation be a little bit more than one-year contract just because we're not sure what it might look like in a couple years if we lock in a specific rate for an extended

period of time. Hence, what I think should be upgraded for an extended contract.

DEPUTY MAYOR BRENNAN: So it's the vendor that you -- it's the applicant, the vendor, is looking for more?

VILLAGE TREASURER BRAUTIGAM: Correct.

MAYOR STUESSI: Yeah, it makes sense that they're looking for a three-year agreement.

VILLAGE TREASURER BRAUTIGAM: Of course.

DEPUTY MAYOR BRENNAN: I would recommend that we try to do that for them, but is the -- the proposal would be that it would bump up at three years or at annual increments?

VILLAGE TREASURER BRAUTIGAM: Annual increments is what I would like to see. Again, if it was a one-year term contract, you know,

doing a smaller percent increase could make sense, but if we were going to do a three-year contract with five term renewals, I think we should look at increasing the rates more than three percent per year. We don't want to get locked in at three percent rate and then ten years down the line that doesn't amount to much as far as what we need to use it for.

DEPUTY MAYOR BRENNAN: So you're proposing a three-year term with the ability to have extensions or renewables?

VILLAGE TREASURER BRAUTIGAM: Yes. That's how usually we do most of our contracts.

DEPUTY MAYOR BRENNAN: So you're saying there would be no opportunity to change the rate if the applicant elects to extend --

VILLAGE TREASURER BRAUTIGAM: Yes.

DEPUTY MAYOR BRENNAN: It would

be baked in now?

VILLAGE TREASURER BRAUTIGAM: Yes, correct.

DEPUTY MAYOR BRENNAN: And what percentage makes sense to you?

VILLAGE TREASURER BRAUTIGAM: Well, I'd like to see five percent.

DEPUTY MAYOR BRENNAN: And this is something that could potentially go 15 years out; is that what you're thinking?

VILLAGE TREASURER BRAUTIGAM: It definitely could. We do have contracts that are three-year terms with multiple renewals baked into the contract and, yes, some can go on for 10, 12, 15 years.

DEPUTY MAYOR BRENNAN: So it may --

VILLAGE TREASURER BRAUTIGAM: That's at the discretion of the Board.

DEPUTY MAYOR BRENNAN: -- the vendor may be -- the applicant may be interested in splitting the

difference here. They may want a three-year term with three renewals, so maybe nine years total, in which case we could give them a more favorable --

VILLAGE TREASURER BRAUTIGAM: Sure, yeah, we could meet in the middle. I could run some projections based on different terms and different percentages and I'd be happy to share that with you.

DEPUTY MAYOR BRENNAN: It may not change things that much.

VILLAGE TREASURER BRAUTIGAM: Right, yeah.

DEPUTY MAYOR BRENNAN: So I don't want to put too much work into it. The other thing I know is that the applicant was interested in trying to get this settled before end of this calendar year and I was unclear -- I know we had a little e-mail --

MAYOR STUESSI: Yeah.

DEPUTY MAYOR BRENNAN: -- about this, about whether we're -- the second boat is actually eligible to go in.

MAYOR STUESSI: It looks like it is, yeah.

DEPUTY MAYOR BRENNAN: So it's under contract?

MAYOR STUESSI: It's been purchased. They just don't have the --

TRUSTEE PHILLIPS: Documentation.

MAYOR STUESSI: -- the documentation from federal government because of the government shutdown.

DEPUTY MAYOR BRENNAN: That probably doesn't matter.

MAYOR STUESSI: It doesn't matter to us.

DEPUTY MAYOR BRENNAN: Okay.

MAYOR STUESSI: I mean, there's no agreement they're going to be subject to all licensing, etcetera, etcetera. We can move it forward

and do that as long as we have a
resolution for next week with
agreed upon pricing.

DEPUTY MAYOR BRENNAN: Okay.
So I think it's in the Village's
interest and applicant's interest
to get it done now, if they want to
do it sooner, right?

MAYOR STUESSI: Yes, absolutely.

DEPUTY MAYOR BRENNAN: -- and
get the initial payment?

VILLAGE TREASURER BRAUTIGAM: Yes.

TRUSTEE PHILLIPS: So is that
-- they'll have two Peconic Stars
now?

MAYOR STUESSI: Correct. So
it's one of the longtime existing
boats and then they purchased a new
one that's going to --

TRUSTEE PHILLIPS: So the
original contract that ends in May
of 2026 is where they both, Adam,
where both boats end in 2026?

VILLAGE TREASURER BRAUTIGAM: I

believe so.

TRUSTEE PHILLIPS: So what are we doing? I mean, we're discussing this for both boats or just the new boat?

MAYOR STUESSI: For both boats. We would be given them new agreements --

TRUSTEE PHILLIPS: For both boats.

MAYOR STUESSI: -- for both boats.

DEPUTY MAYOR BRENNAN: That will start when? When does the agreement start.

MAYOR STUESSI: It would be May.

VILLAGE TREASURER BRAUTIGAM: May.

MAYOR STUESSI: Whatever the day is.

DEPUTY MAYOR BRENNAN: So it's going to be Peconic Star 5 and 6 I think.

MAYOR STUESSI: Yes.

DEPUTY MAYOR BRENNAN: I wasn't

sure, are they both the same size?

TRUSTEE PHILLIPS: I don't think so. That's why I wanted to see the documentation papers or some type of document that says their length.

MAYOR STUESSI: I think that was sent around. We can resend it tomorrow morning.

DEPUTY MAYOR BRENNAN: So does that factor into this or is it going to be the same cost?

VILLAGE TREASURER BRAUTIGAM: It would be the same cast.

DEPUTY MAYOR BRENNAN: Is that how we handled it in the past? Were the boats of similar length last time?

TRUSTEE DOUGHERTY-JOHNSON: They were both similar lengths. So that's my concern is the length.

DEPUTY MAYOR BRENNAN: Okay. Do you think it has any impact on the dockage.

TRUSTEE PHILLIPS: I don't know.

DEPUTY MAYOR BRENNAN: I think the new boat is 80 feet is what I heard.

MAYOR STUESSI: Was it 80?

MR. GILBERT: 80 feet and the old one is 65 feet.

DEPUTY MAYOR BRENNAN: Could you -- would you mind coming up? Get the information first hand.

MAYOR STUESSI: And if you wouldn't mind, just state your name and address for the record.

MR. GILBERT: My name is Matt Gilbert. I work for Peconic Star Fleet. My address is 15 Harbor Oaks Drive, Kings Park, New York.

DEPUTY MAYOR BRENNAN: Thanks for being here.

MR. GILBERT: So we did purchase a vessel 80 feet in length and we have the old vessel 65 feet in length.

DEPUTY MAYOR BRENNAN: The old

being the 5; Peconic Star 5?

MR. GILBERT: Peconic Star 4.

DEPUTY MAYOR BRENNAN: How big
is the Peconic Star 5?

MR. GILBERT: It will be 80 feet.

TRUSTEE PHILLIPS: Overall
or --

MR. GILBERT: Length overall.
That includes the pulpit --

TRUSTEE PHILLIPS: Yeah, I know
what it is.

DEPUTY MAYOR BRENNAN: I may
have misspoke. So are the two
vessels going to be 4 and 5 --

MR. GILBERT: Correct.

DEPUTY MAYOR BRENNAN: -- or 5
and 6?

MR. GILBERT: 4 and 5.

DEPUTY MAYOR BRENNAN: You did
have a -- there was a boat in that
fleet that was about 80 feet long
before.

MR. GILBERT: That's correct.
That was the Lydia. That was a

Peconic Star 3, length overall
80 feet. So they were both the
same or similar size.

DEPUTY MAYOR BRENNAN: That was
wooden one, right?

MR. GILBERT: They're both --
it's wood and fiberglass over the
wood. That's what this present
vessel would be too, wood and
fiberglass over the wood.

TRUSTEE ROBINS: Is the longer
boat the one that the Seaport
Museum uses for their cruises?

MR. GILBERT: That is correct.

MAYOR STUESSI: And the new
boat purchase is --

MR. GILBERT: And the new boat
will have twice the amount of
people amount of people so if the
lighthouse wanted to increase size
of charter, they can. It can
accompany 150 passengers.

DEPUTY MAYOR BRENNAN: And I
understood that you want to try and

finalize this before the end of
calendar year?

MR. GILBERT: Only for business
purposes and tax purposes.

DEPUTY MAYOR BRENNAN: Right.

MR. GILBERT: The books, we
have to close out the books by the
31st.

DEPUTY MAYOR BRENNAN: So how
do we actually finalize this deal?

VILLAGE TREASURER BRAUTIGAM:
Contract.

MAYOR STUESSI: Well, we have a
few updates to make on the
contract, so it really comes down
to a resolution next week in
regards to the term authorizing me
to sign a new agreement. We would
take a check from them with the new
agreement subject to, you know,
legal's review, which we need a
resolution prepared for next week
on it. You know, as you're aware,
the marina manager has been

participating in all the back and forth on it.

DEPUTY MAYOR BRENNAN: Okay.

Yeah, I don't want --

MAYOR STUESSI: He reiterated that he wants to get it done too.

DEPUTY MAYOR BRENNAN: Right.

So I don't know all the details.

Do have you a preference for a term and renewals?

MR. GILBERT: Well, I think originally we negotiated a five-year term.

DEPUTY MAYOR BRENNAN: A five-year term?

MR. GILBERT: It's up to you. You know, an increase each year, I mean, we're expecting that.

DEPUTY MAYOR BRENNAN: Are you looking for renewal option as well?

MAYOR STUESSI: Speedy, the owner, definitely said he wanted renewals options.

MR. GILBERT: Right. I mean,

he was looking for also a transferable option. You know, Speedy is an older gentlemen. If he wanted to transfer it to myself or another captain or sell it, you know, he would prefer that option as well.

If we signed a long-term, five-year agreement, that there would be transferrable lease. You know, as a new business person, I wouldn't want to take the dock over and not know if I'm going to be there the next year.

DEPUTY MAYOR BRENNAN: I think that's not unreasonable. I mean, I think it would be subject to the Board agreeing to the transfer.

MAYOR STUESSI: Yeah, and subject to the rules and regulations of the dock as well.

TRUSTEE DOUGHERTY-JOHNSON: You mean transferrable as to the same boat, but possibly a different

business.

MR. GILBERT: Well --

MAYOR STUESSI: Person.

TRUSTEE DOUGHERTY-JOHNSON: Right,
same --

MR. GILBERT: You know, Captain
Speedy is going to retire and
somebody else would take over the
spot.

TRUSTEE PHILLIPS: So then that
makes the contract more valuable;
does it not?

MAYOR STUESSI: It seems fair
to me.

DEPUTY MAYOR BRENNAN: It is
more valuable because it's longer,
but if there's a provision in there
where the transferring party has to
be subject to Board approval, I
don't think it's a risk.

MAYOR STUESSI: Yeah. You have
to meet the standards. You have to
have the insurance requirements.
You have to follow the rules and

regulations.

DEPUTY MAYOR BRENNAN: So what I would suggest based on -- Matt, right?

MR. GILBERT: Matt, Matt Gilbert.

DEPUTY MAYOR BRENNAN: -- say is maybe a five-year term with one renewal. So we don't really have to contemplate beyond ten years. I think it's too far out.

VILLAGE TREASURER BRAUTIGAM: Sure.

DEPUTY MAYOR BRENNAN: And there's no way to price the escalating accurately.

MR. GILBERT: Right.

DEPUTY MAYOR BRENNAN: Something like that?

MR. GILBERT: Yes, that would be fine.

DEPUTY MAYOR BRENNAN: I guess we could finish this off?

MAYOR STUESSI: Yeah. We'll get it drafted.

MR. GILBERT: Okay, thank you.

DEPUTY MAYOR BRENNAN: Yep.

MAYOR STUESSI: I know we have on here the Business Improvement District proposed BID members. The Board hasn't had a chance to discuss separately and together, but the intent was that we would have on for next week's Regular Session. We have two members that we need to appoint. We had agreed that we would all talk individually and have resolutions for them in moving that forward.

The next item up we've got public comment. Is there anybody from the public that would like to speak this evening?

Yes. You have Mr. Olinkiewicz to beat you to the podium.

MR. VANDENBURG: Thank you, I just have a couple follow-up questions. You just answered one of them relative to the BID appointees. Thank you for that

update.

MAYOR STUESSI: Yes, I mean, as we had said, our goal is to have them appointed next week.

MR. VANDENBURG: That's great. We look forward to getting that news. I just wanted to point out relative to a comment made back in the earlier session about a single point of contact. I'm not sure which trustee said that, but relative to businesses or anybody coming to the Village, I think that's a tremendous idea.

The BID would certainly support any kind of construct in that fashion, almost like an -- that would be able to facilitate, which I think is also mentioned in the Tricia Hammes documents about, you know, creating a single point of contact to assist in navigating various zoning and planning and permitting requirements. So I just

wanted to make that comment.

I also think that the Board should consider potentially exploring a way to impose a marina docking surcharge for -- that would be temporary in its nature, but to also offset costs and can also be something that potentially could facilitate a fundraising component for the fireboat where you have out of town people that are coming into the marina that would want to dock for summer months or whatever, to add a particular small percentage on top of the dockage as a surcharge, just to accelerate recovering money for securing the fireboat vessel.

I would also want to absolutely underscore -- I appreciate Trustee Phillips saying about the hotel tax allocation as to where that revenue would be used or spoken for. I certainly understand, Mr. Mayor,

your concerns about making sure that the residents are taken care of, but I would also say that that revenue stream is going to come through our businesses, as well as the Airbnb's, but our hotels as well that are in the district.

So certainly, you know, utilizing those funds to help offset sidewalk repairs and other improvements within our district. You know, certainly a project-specific discussion, maybe the more pressing projects that we have that we're trying to accomplish is a good approach. But I just really hope that you'll incorporate the BID in those discussions.

MAYOR STUESSI: Well, it would be enormously helpful if the BID could work on putting some ideas together on what they might request out of this and you can -- we'll have a meeting at some point and

you can present them and that would be wonderful.

MR. VANDENBURG: Great and I appreciate that and we certainly can do that --

MAYOR STUESSI: I'd love -- I'm sorry, go ahead.

MR. VANDENBURG: No, I'm just saying, you know, on that subject it's just we need to know -- to make sure that the discussions are not happening exclusive of us being notified of those discussions.

MAYOR STUESSI: All -- we can't meet private. All of our meetings are public.

MR. VANDENBURG: I know, but it would just be -- and I'll try to be here at every Work Session that I can.

MAYOR STUESSI: We'll be sure to let you know when we do that.

MR. VANDENBURG: That would be great. I appreciate that.

MAYOR STUESSI: And I'd say the other thing to consider that we should all maybe take a look at a projection is if we were to estimate -- and I know there's some data from Southold Town on vacation rentals and how much relative to, anecdotally, maybe you can help us with some of the hotel owners, of looking at how much revenue potentially might come in with the tax. I'd love to work with you on that --

MR. VANDENBURG: We have some of those metrics and we can certainly --

MAYOR STUESSI: -- and figure out how much would come in likely from the hotels within the Downtown District and then how much is likely to come in from all the Airbnb rentals in everybody's neighborhood. There's a lot of them.

MR. VANDENBURG: Absolutely, we can certainly assist with that as well. So that's great. We'll continue that discussion and collaboratively. I know that there is the ice skating rink -- and some of these questions are based upon, we're continuing to receive responses from our survey that the BID sent out to our membership as to, you know, capital and operational initiatives that our members would like to see and prioritize. So far we're up to about 35 responses. I'm hoping that we're going to be able to collect another 30 to, I'd love to get to 100. We have to get out there and canvas a little more so that get people's input.

But right now, just to give this Board an update, the leaning, based upon the survey and responses in the order of priority that people

designated the five top initiatives that we presented between security and lighting -- as far as security and lighting to help try to also incentivize or create a deterrence for some of the difficulty we've been having with some of the vagrancy and the issues in the back Adams Street area. So security and lighting, and these are general topics. They're not specific initiatives, but general topics. So that being one.

The ice skating rink being a second one, and the holiday street lighting initiative being a third one, public art installations being the forth one, and finally street cleaning of the district area being the fifth one.

Out of those five being presented, the holiday street lighting and, you know, animation that we did on the trees and

everything, actually came back as the number one choice amongst our 35 surveys that we've received so far, followed by the security and lighting initiatives. That's something we would have to work through with the Village perhaps in terms of, kind of, coming up with an idea that would be effective in that area.

Followed by our street cleaning. So we're going to explore -- you know, begin to put together kind of what those type of specifics would be for those types of initiatives and then share that as well with the Board relative to --

MAYOR STUESSI: Did you survey, I'm curious, on the short-term public dock, the visitors dock?

MR. VANDENBURG: Actually out of all of the -- because we had about 15 different various initiatives and the dock did not

fall into the top five. So there are additional surveys that we can send out to get some input on that. But, you know, certainly, there's opinions about the ice skating rink. You know, we felt like was a more significant because it's directly in Mitchell Park. And, you know, the ice skating rink came in where we had several that felt it wasn't important, but that came in forth with the -- so far -- with the public art being in fifth place.

So, you know, certainly, again, I think there's -- I think we were going to receive some information in terms of exactly what those numbers were that you have or --

MAYOR STUESSI: We're working on that. We've got some committee members, which are working on some of the fundraising plan together with Friends of Mitchell Park and

we'll have them present in the
January meeting.

MR. VANDENBURG: Great, so if
we learn more about that --

MAYOR STUESSI: Much like if --
pardon me -- if you heard earlier
Deputy Mayor Brennan talking to the
fire department on fundraising.
It's a kit of parts and we need to
bring it all together in order to
advance it. It would be very
helpful if the BID would participate.

MR. VANDENBURG: Absolutely.

MAYOR STUESSI: I know there's
another business group that's
looking to do fundraiser as well as
part of it.

MR. VANDENBURG: Yep, yep,
that's great.

MAYOR STUESSI: So it will
bring everybody together and we'd
like to see it happen.

MR. VANDENBURG: And the Ice
Skating Rink Committee, I know that

that committee -- and I think Lisa Gillooly was here earlier. I think she's the cochair of that committee?

MAYOR STUESSI: Yep.

MR. VANDENBURG: Okay. So we're trying to understand exactly what that committee's approach is going to be. We're going to reach out. Ryan who sits on our Board is participating.

MAYOR STUESSI: Yeah, Ryan went to a meeting. Again, like I said, we're going to -- there's going to a presentation in our next meeting, sort of some fundraising goals and timeline.

MR. VANDENBURG: For the ice skating rink?

MAYOR STUESSI: Yeah.

MR. VANDENBURG: Okay, terrific. And just the other question was, are they the ones that are steering the -- securing the engineering bids?

MAYOR STUESSI: No, that's a separate bid process.

MR. VANDENBURG: Okay, and you -- and this Board is handling that process?

MAYOR STUESSI: We will be, but we need money to get an advance --

MR. VANDENBURG: Okay, and do we know how much that is?

MAYOR STUESSI: It's likely -- let's wait until January on it and we can walk you through, sort of, where we are.

MR. VANDENBURG: Okay. That information is coming from this Board?

MAYOR STUESSI: Pardon me?

MR. VANDENBURG: That information is coming from this Board or where are the numbers coming from?

MAYOR STUESSI: It will ultimately come from bids. And so we need proposals for engineering.

We talked to a few different people recently on some different options that are going to be solicited, RFP's for engineering.

MR. VANDENBURG: Okay.

MAYOR STUESSI: And then would be designed subject to Board approval. And then that would go out to bid and then you would end up with pricing on that.

MR. VANDENBURG: Understood. So I guess I'm just trying to understand where that process is. The RFP is constructed?

MAYOR STUESSI: We're focused on fundraising at the moment and getting organized with that, talking to potential vendors for it, and then follow-up with that with an RFP, and then ultimately engineering and then bids.

MR. VANDENBURG: Okay.

MAYOR STUESSI: I'd be glad to set up time and --

MR. VANDENBURG: That's okay.

I'm just trying to understand the fundraising because it sounds like you don't know what the number is, so what's your goal on fundraising, but you don't have RFP to know what the numbers are. I'm just trying to understand what's the first domino that has to fall for us to get to the next domino?

MAYOR STUESSI: All of it together.

MR. VANDENBURG: Okay, great.

DEPUTY MAYOR BRENNAN: Rich, I have a couple questions. Are you little working on your list?

MR. VANDENBURG: I think I covered it. I was just making sure I didn't miss anything.

DEPUTY MAYOR BRENNAN: Just on the fireboat and the dock and the surcharge, I do appreciate the idea of going to those folks as a way to contribute to this fundraising effort because I think there would

be good response potentially.

I'm less certain about the idea of the dock surcharge. I guess I would want to consult with our marina manager and our treasurer because I know that they put a lot of thought into making the marina competitive, appropriately competitive, to try and keep its vacancy down and occupancy up. So, of course, that surcharge, you know, may concern them.

MR. VANDENBURG: I would suggest nothing that's -- a single digit, small surcharge. Nothing that's going to make a huge difference. As far as the person renting, but I understand your point.

DEPUTY MAYOR BRENNAN: Now your survey on the short -- what I call the short stay dock. So you're saying it didn't make the top five?

MR. VANDENBURG: No. We felt like the best approach would be,

after kind of, you know, working through what the higher priorities, based upon our conversations, were, it did not make the top five. We were concerned that if we sent out too many options for membership to vote on, we would have a fractured response that wouldn't really reveal a clear first, second, third, forth, you know, kind of, priority list.

So the survey, however -- you know, what this does do for us, it allows us to begin to construct the next level of surveying to our membership to work through, as I say, we had about 12 to 15 brainstorming ideas of things that would impact our district.

So we can, I think -- you know, let's say if all of these numbers hold true the next 30 to 50 responses we get, close to 100, and if public art is still in a lower

position, I think we would whittle out the bottom two and then understand that we're going to focus on the three for purposes of adding more.

DEPUTY MAYOR BRENNAN: Okay. So just for my understanding, was the notion of a short day dock not even included in the survey as an option.

MR. VANDENBURG: Not in this survey.

MAYOR STUESSI: Oh, I misunderstood.

(Whereupon, there was crosstalk.)

TRUSTEE PHILLIPS: No, no. Actually I just want to interject. Rich, I did send the five questions that went out to the BID members, to the Board here.

MR. VANDENBURG: Okay.

TRUSTEE PHILLIPS: I'm not sure --

MAYOR STUESSI: I haven't opened -- I know I said thank you, but I haven't opened it. I just

got it this afternoon.

TRUSTEE PHILLIPS: It was the original five questions from the survey. I sent it to all of you so you could understand where they're coming when he comes up to give you an update on it.

TRUSTEE DOUGHERTY-JOHNSON: I think, just to clarify, because of what you had talked about before, it was more discussions in BID meetings --

TRUSTEE PHILLIPS: Right, that's what I --

TRUSTEE DOUGHERTY-JOHNSON: -- and discussions that you had with a long list --

MR. VANDENBURG: Yes, 15.

TRUSTEE DOUGHERTY-JOHNSON: -- end up on the priority as the top five.

MR. VANDENBURG: Correct, and we felt this important, again, to keep what we were asking our

membership to return their opinion on, a tight five for purposes of determining we had a real, kind of, clear consensus on those find.

DEPUTY MAYOR BRENNAN: Understood, understood.

TRUSTEE DOUGHERTY-JOHNSON: But I think --

DEPUTY MAYOR BRENNAN: So -- okay, go ahead.

TRUSTEE DOUGHERTY-JOHNSON: I was going to say, like if you think that's an important --

MAYOR STUESSI: Well, we had a lot of public comment on it.

TRUSTEE DOUGHERTY-JOHNSON: Right, no, I know. But I mean -- and I know that you don't want to like survey -- you don't want to survey fatigue, but like I would think we would work together. Because we think it's a very important -- like we have liked business community's feedback and we send out, at some

point, and it doesn't have to be,
you know, next week or whatever,
but something. I think that seems
like that might be helpful.

DEPUTY MAYOR BRENNAN: I would
be interested in knowing that,
whatever the sentiment is, because
I have received a lot of comments
users who often -- the common
phrase is I come into the Village,
I eat dinner, I spend money at a
restaurant, I buy stuff and leave.
That's what I'm hearing from the
users. And if that doesn't align
with the businesses themselves,
that's going to change this Board's
calculus as to whether this is a
priority.

MR. VANDENBURG: Yeah, I
understand.

TRUSTEE PHILLIPS: I'm sorry, I
have to put a strange question out.
It doesn't matter whether it's a
vehicle or if it's a vessel. We're

asking vehicle owners to pay a parking fee, okay? What's the difference between asking them at short-term dock to pay a fee?

MR. VANDENBURG: I can tell you I've had some anecdotal responses from various business owners about why would we be spending money on a dock when, you know, they should otherwise be paying? So I do think it's a relevant question.

I think a more -- for me, a more fundamental question is what is the nut that we have to raise to do it? I think it's in the neighborhood of 150,000 or something like that.

And so that becomes a question as to how we can assist with that idea without necessarily -- because people are more concerned about how our streets look and the trash and our trash cans. They're -- you know, they're -- they do feel like the winter months and our off

season is more important to focus on. That's what, I think, supports the holiday lighting initiative, what we do to animate our Business District.

You know, the ice skating rink, as I say, I'm surprised it didn't come in as high as it did, but you know, the security and safety. So there are other issues that I think a lot of our membership feel are slightly more important in terms of kind of the triage approach of where we spend the money.

But it's my opinion that, you know, and as I say, this is a work in progress and I'm speaking with the Board because, you know, we have a certain, relatively small amount, of reserve that we would then have to figure out how we allocate towards all of these things.

And in the end, if we allocated a

little to all ten things, it might be like, you know, five to ten thousand dollars. So I mean, that's not going to move needle much relative to what we have to work with based upon our budget. And, you know, certainly hotel tax would help us with certain things there.

But -- so I think we're just trying to prioritize the most important things that we're hearing anecdotally from within our Board and the more vocal businesses that are out there.

But I do think that it's important to support that to the extent that once we note that what nut is, once we know where the thermometer is that we need to employ, then we can probably rally some more direct response in a follow-up survey.

DEPUTY MAYOR BRENNAN: Fair

enough. Thank you.

MAYOR STUESSI: Okay, thank you.

MR. VANDENBURG: Thank you.

MAYOR STUESSI: Mr. Olinkiewicz?

TRUSTEE ROBINS: Can I just mention something? I've gotten a report from somebody that the feed, the video feed, is not coming through right now, Jay. It's frozen. This is the third week in a row, the third meeting, that I've heard from somebody, so I just wanted to make you aware of it. I think that it's a pattern --

BOARD COUNSEL STOLAR: It's working.

TRUSTEE ROBINS: It's working?

BOARD COUNSEL STOLAR: Yes.

MAYOR STUESSI: Alright, let's let him speak.

MR. OLINKIEWICZ: James Olinkiewicz, 110 South Street. A couple of different issues I wanted to bring up. One was that over the

years I've noticed that when a Southold Town judge give community service to somebody who does a crime in Greenport or has been arrested, that the community service is done in Southold. Why can't we ask Southold Town to have the community service done in Greenport so somebody can walk around and pick up garbage and everything like that.

MAYOR STUESSI: That's a fantastic idea.

MR. OLINKIEWICZ: We're losing out on all -- I mean, all of that time. The guy is sitting at the dump in Southold that does maybe a little bit for here, but, you know, if they help clean up the Village streets and stuff like that as we walk around and see litter and everything else.

MAYOR STUESSI: Fantastic.

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?

TRUSTEE PHILLIPS: Summer, yeah.

MR. OLINKIEWICZ: -- find that
out that avenue.

BOARD COUNSEL STOLAR: So if I
may, I'm referring just to
violations of the Village code.
There could be violations that go
to District Court, County Court.

MR. OLINKIEWICZ: Correct. A
guy was arrested for drugs by the
cops and they --

BOARD COUNSEL STOLAR: Right,
that's --

(Whereupon, there was crosstalk.)

MR. OLINKIEWICZ: Right, so I
mean, there's a ton of community
service given out but it's all in
Southold Town --

TRUSTEE PHILLIPS: And motor
vehicle violations are also -- if
they were Greenport residents and
they had major violations, they had
to do community service. That was
done in Greenport too.

TRUSTEE DOUGHERTY-JOHNSON: I
think that also done at the
library.

TRUSTEE PHILLIPS: Yes, it did.
It was quite --

(Whereupon, there was crosstalk.)

TRUSTEE PHILLIPS: -- for a
long time.

TRUSTEE ROBINS: I remember Paul
Palace put it in his reports that
he had community service people.

MR. OLINKIEWICZ: So just
wanted --

MAYOR STUESSI: Great idea.
We'll look at it.

MR. OLINKIEWICZ: So that was
number one. Oh, the second one was
on commercial retail. Right, we
talk about how many people are
having a hard time getting tenants
in their store.

MAYOR STUESSI: They're asking
too much money.

MR. OLINKIEWICZ: Well, they're

asking too much money, but, you know, when you got to now pay a million and a half dollars for a property, it's economics. It has to work.

Would the Board or could there be a discussion that maybe the front 50 percent or 60 percent of the building has to stay as commercial and there could be an apartment, that as long as it's for workforce housing in the back that -- right, because a lot of people don't need to rent a store that's 65 feet deep, right, and 20 feet wide. If they take two-thirds of that and then you put a one-bedroom apartment in the back --

MAYOR STUESSI: So that is a really interesting question and the Planning Board has sent us a lot of information on different things. The Village, thus far, has only considered residential on upper

floors.

MR. OLINKIEWICZ: Right, on the second or third floor.

MAYOR STUESSI: Well, we currently don't allow for third floors except by variance. The Board has had discussion on considering that. But your point on potentially on the ground level if it's not street frontage might make a lot of sense.

In my experience developing things, it's very hard to lease very deep spaces. And so a perfect example would be what's commonly known as the Gusmar building where Agave has been for years.

That's been in receivership -- I've actually got a call with the bank tomorrow on it. Those spaces are very deep and, you know, prohibit diversity for most users for it. It would be a very good thing for the Board to discuss in

our next planning framework meeting
in January.

MR. OLINKIEWICZ: Especially
because it would help with handicap
individuals that can't live further
in the Village and get in, right?
If their in the commercial retail
section and they have a wheelchair
or walker, whatever, elderly, it's
much easier for them to get around
and then still be part of the
Village, but not be pushed out. So
that's my second thing.

The third thing is a personal,
right? And you and I have
discussed over leaves, right? So
after we were using the gas leaf
blowers, again this year for a
little bit, the Mayor asked me to
please get electric ones. So we
laid out \$2,800 and bought three
sets of packs and whole bunch of
extra batteries and stuff like
that. And now I have a number of

houses in the Village. With the
gas --

MAYOR STUESSI: If I can
interject for a second.

MR. OLINKIEWICZ: Go ahead.

MAYOR STUESSI: You deserve
incredible credit for being the
single largest landlord by
immeasurable amounts by providing
Workforce housing in this Village.

MR. OLINKIEWICZ: Thank you.

MAYOR STUESSI: And you deserve
a round of applause for all that
work.

MR. OLINKIEWICZ: That's my --

MAYOR STUESSI: And you are
focused on your properties too.
There's a lot of properties that we
have problems with. This is the
first thing can I think of that
we've had to talk to you about from
the building department.

MR. OLINKIEWICZ: So what
happens though is that -- so we

used to be able to go out and do --
three guys could do eight house a
day, right? Now with the new
blowers, we can only get three done
a day because they crap out after
40 minutes and then it takes two
hours to charge the battery. We
bought backup sets of batteries
already and it still takes -- they
just don't have the power.

Now besides that, that's okay. I
can live with that. We'll throw
extra guys out. It will take
longer. But then we have on top of
it that it used to be a Village law
that the code enforcement officer
would come in if you put the leaves
out on the street too early.

You're only supposed to put them
out a day or two before delivery.

So now if you can only do three
houses a day or four houses a day,
you have to expand the amount of
time to do the amount of lawns.

Then on top of that, the leaves
don't come down until at least
Thanksgiving, the end of November.

And then cleanup either ends on
the 8th, 9th, 14th. This year is a
late one, it goes to the 16th,
right? But we had snow, so we
don't count that.

So it's almost impossible to get
the leaves cleaned, keep all the
properties clean with not putting
the leaves out two days ahead of
time and using the electric blowers
and only have ten days to get the
multitude of houses done at the
same time no matter how much -- and
it cost -- right, it costs triple
the amount. And if you work on a
budget keeping it as workforce
housing, now let's say it cost
another \$200 a house. Now you're
going to, since you're working on a
budget, keep workforce, right,
keeping it some kind of guidelines.

Now you have you have to up
somebody's rent \$20 or \$30 a month
to offset the Village law for the
electric blowers instead of the gas
blowers because it takes three
times the amount of time.

MAYOR STUESSI: A couple of
things. I would encourage you to
talk to our Parks Department and
see what your blowers are compared
to our because we've been having a
lot of success lately.

MR. OLINKIEWICZ: But they
don't run them for eight hours
straight. The guy blows for three
minutes and then he stops, ten
minutes and then he stops. I mean,
this season like continuous usage,
but okay.

MAYOR STUESSI: I guess the
other question would be: Mary
Bess, you're resident code expert.
I don't know that that technically
you should be using the street

pickup for your leave pickup
because that's a commercial use.
It's suppose to only be for
personal residential use.

We can put a pin in that for a
moment. But one of concerns that
the Village is having to deal with
is, if you look at the last decade
and where the Village budget was
over the last decade, you know,
when our administration started, we
had some real challenges trying to
fund or maintaining things because
of, you know, lack of increase
relative to cost of living, let
alone, you know, every -- Adam
walked away in this moment. My
God. When you look at -- we all
know what it costs to buy a tire --

MR. OLINKIEWICZ: Sure, sure.

MAYOR STUESSI: -- a truck,
whatever, let alone paying our
annual cost of living increases per
our agreements, health benefits,

etcetera, is going up and up and up. And we actually have less staff maintaining the pickup for leaves and all. So this is a subject we're going to be talking about here pretty quickly. The Board and I have touched on this and we're having real funding issues.

MR. OLINKIEWICZ: So I was almost there. Is there any way that if they were bagged you could extent the amount of time that the guys pick up. So instead of having them put in piles and going down the drain and causing all the problems, we can bag them, stick them out to the road or on the edge and instead of having to get them down by the second Tuesday in December, you get like -- you know, you can extend the leave pickup for the --

MAYOR STUESSI: So the Village

did make a request. They're mandated to use bags for leaves and grass. Very few people do it. Those that do it, it's an enormous help. It also helps us with our storm drains.

TRUSTEE ROBINS: Immensely.

MAYOR STUESSI: Again, we're going to be talking about this separately as a Board and relative to our budget for next year and managing all of that. I guess the real question is would we want to extend this to commercial users such as yourself.

MR. OLINKIEWICZ: Okay, so, right. So if we don't extend it to commercial users such as myself and then I have to start trucking it to Southold Town, then I have to charge more rent for all the time that it takes the guys to do this as well. So it's kind of like this be triple sword we're trying to

work through, right. And if a homeowner bought the same house and put the leaves out, they could pick it up. It's not like I'm trucking them in other areas. I'm taking them off the same house.

MAYOR STUESSI: Well, this is the challenge is that like I -- well, I'm not doing much in my yard right now. I let my leaves stay. But if I'm doing the leaves and putting them out, that, theoretically, is allowed. But if Lily has an independent contractor/landscaper doing it, he should not be putting them out at the street. He should be taking them and removing them. That's a really hard thing to watch.

MR. OLINKIEWICZ: Then the next question on commercial, because I'm the owner of every LLC or S corp that owns the property. I am the owner. It doesn't say in the

Village the code that you have to live there, just the owner can put his leaves out, not the commercial.

So I am owner of every single piece of property and the leaves are getting put out. So I shouldn't be mandated as commercial. I should be, I am the owner putting them out.

DEPUTY MAYOR BRENNAN: That may been an exception.

(Whereupon, there was crosstalk.)

MAYOR STUESSI: In any event --

MR. OLINKIEWICZ: So it's just --

MAYOR STUESSI: -- it's it for this year. This is going to be a big subject --

MR. OLINKIEWICZ: Correct.

(Whereupon, there was crosstalk.)

MR. OLINKIEWICZ: -- yeah, I just wanted to bring it up like we did to help try to figure this out

because I understand for the storm
brain. I understand for the time.
I understand for people not wanting
the noise next to their house,
right, for the blower, right?

MAYOR STUESSI: You get it,
yeah.

MR. OLINKIEWICZ: I get it.
I'm must trying to --

MAYOR STUESSI: And you're here
a lot, so you understand. I
appreciate it.

MR. OLINKIEWICZ: Correct.

DEPUTY MAYOR BRENNAN: I think
the idea about bagging it and
extending the time is intriguing
because it may be a way for us to
incentivize people to use bags.

MAYOR STUESSI: I mean, my
personal belief is it has to be
mandated, but we'll talk about it.

DEPUTY MAYOR BRENNAN: We could
do that too.

MR. OLINKIEWICZ: We bag for

Southold Town. We bag, we cut --

MAYOR STUESSI: But Southold Town only does two pickups a year.

MR. OLINKIEWICZ: I understand that. I mean, that's a whole -- I haven't gotten to that point yet. I'm just trying to --

TRUSTEE PHILLIPS: I think it's -- in all fairness, it's a discussion that's going to encompass what you're discussing. It's going to be encompassing what it cost the Village taxpayers because we have to the debris to Southold Landfill because we're not allowed to mulch it like we used to ourselves.

So it's going to be a conversation that's not just going to be one facet. It's going to be a broad -- I mean, we have to put everything into it. And the Mayor is correct, it's going to be a long discussion because it is a lot of

old time Village residents. I, for one, am used to it. We expect it, and it's a change, but we also have to look at what it casts us, okay?

MAYOR STUESSI: If I can just request we put a pin in this now. I'm really in a lot of pain and we have to go into Executive Session.

MR. OLINKIEWICZ: Thank you.

MAYOR STUESSI: Randy, you're next up.

MS. WADE: I'm so sorry you're in pain.

MAYOR STUESSI: I never said you kicked me Randy.

MS. WADE: Oh, I'm so sorry. I thought those were great ideas about the back of commercial rentals. And also I'm really thrilled that leaves have been brought up. I just have to say, Leave the leaves is a campaign because pollinators, butterflies, various other things are actually

wintering over under the leaves.
And all you have to do it blow them
on to the edge of your property
onto where the shrubs and the
perennials are and everybody is
going to be better for it and it
just turns into soil; am I right,
Lily?

TRUSTEE DOUGHERTY-JOHNSON:

(Nodding.)

MS. WADE: Yeah, so Leave the
Leaves. And it, obviously, because
there's so much talk and nobody's
mention that, maybe it's an
education campaign and we won't
have leaves in our sewers either.
It's actually really necessary if
you want to save on the yellow bags
and get tenants to save on yellow
bags, if they put -- have a mulch
-- pile mulch, a can -- I use one
of those cans with holes in it.
You sandwich it, brown leaves and
kitchen waste, then brown leaves

and kitchen waste, and then it
turns into soil.

MAYOR STUESSI: That would be
great thing for you to work with
North Fork Environmental Counsel on
doing some sort of public knowledge
on it.

MS. WADE: Yeah, they Embrey
Wile, they're both doing it. A lot
of people are doing it. It's so
funny because they talk to each
other and they're all convinced and
your giving me the opportunity to
mention to people that haven't
actually thought about that, so
thank you so much.

MAYOR STUESSI: Great, thank
you.

MS. WADE: One more. The ice
rink. I do know that is going to
be, I hope, very much have Southold
Town contribute towards whatever is
going to happen. Because we're a
little one mile and they're however

many miles and so people come from all over. It's a Town recreation facility, so I'm sure you're working on that.

MAYOR STUESSI: I know our skate rink -- Skate Park Committee has suggested the town as well, that they consider helping to fund it as they did originally.

MS. WADE: Yeah, that would be great.

MAYOR STUESSI: Anything else?

MS. WADE: One little thing. My husband said there's no light walking from the east to the west from where the carousel is, the wood platform, down. He was surprised how dark it was and he said he looked around and he didn't notice any lights out, so it may be --

MAYOR STUESSI: Why don't you send an e-mail and call Village Hall in the morning. We'll take a

look wherever the specific spot is.
The Village it going through the
process of replacing every single
light in the entire Village. There
are certain areas that go down when
they're doing it before it comes
back up, but we can take a look at
it.

MS. WADE: Okay, great. Thanks
a lot. Thank you for all the work.

MAYOR STUESSI: Hi, Charlie.

MR. KULSZISKI: Sorry about
your foot. Charlie Kulsziski, 433
Main Street. I was looking at the
zone -- the parking requirements
for Airbnb's and I think a lot of
the Airbnb's are, you know,
separate businesses that people
have that they set up in their
houses. So there's one parking
space required for the homeowner in
the new code and then one for each
bedroom. But my house as a BNB
requires two parking spots for the

homeowner and then one for each
bedroom.

So I think that since they're
similar things, the parking
requirement should at least be
similar, either two parking spaces
for the homeowner or one parking
space for the homeowner in both --
both instances. And I also see a
lot of the bedrooms -- like it will
be a three-bedroom house and it
will state sleeps 12. I don't know
how that will be enforced, but
sleeps 12 should be six parking
spaces plus two for the homeowner.
I have seven parking spaces at my
house and it's a lot of ground to
have all of those parking spaces.
Thanks.

MAYOR STUESSI: Thank you,
Charlie. Anybody else?

(No response.)

MAYOR STUESSI: All right, with
that, I'm going to make -- we have

two resolutions before we go into
Executive Session. Lily, you want
to read?

TRUSTEE DOUGHERTY-JOHNSON: Sure.

Resolution 12-2025-19; a
Resolution approving the public
assembly application received from
Paul Livsey on behalf of the
Greenport Farmers Market to host a
farmers market in Mitchell Park on
Saturdays from 9:00 a.m. to
1:00 p.m. between May 23, 2026
through October 10, 2026.

So moved.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON:

Resolution 12-2025-20; Resolution
authorizing the suspension of the

open container law of the Village of Greenport, per Section 35-3B and 35-3C of the Greenport Village Code, within the parameters outlined in the public assembly application submitted by Paul Livsey on behalf of Greenport Farmers Market to be held on Mitchell Park on Saturdays beginning on May 23, 2026 through October 10, 2026. So moved.

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR STUESSI: Motion passes.

Thank you, everybody. Thank you for being here, everybody. With that, I'll make a motion to go into Executive Session for personnel 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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my
hand this 18th day of December, 2025.



REBECCA WOOD