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2 VILLAGE OF GREENPORT

3 COUNTY OF SUFFOLK : STATE OF NEW YORK

4 -

5 VILLAGE OF GREENPORT

6 BOARD OF TRUSTEES

7 REGULAR SESSION

8 - x

9 Greenport Firehouse

10 December 23, 2025

11 6:00 p.m.

12

13 B E F O R E:

14

15 KEVIN STUESSI ~ MAYOR

16 PATRICK BRENNAN ~ DEPUTY MAYOR

17 MARY BESS PHILLIPS~ TRUSTEE

18 LILY DOUGHERTY-JOHNSON ~ TRUSTEE

19 JULIA ROBINS ~ TRUSTEE

20 JEANMARIE ODDON ~ VILLAGE DEPUTY CLERK

21 BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

22

23 All other interested parties

24

25

2 MAYOR STUESSI: I'd like to
3 make a motion to open the
4 December 23rd, meeting of the
5 Board of Trustees.

6 DEPUTY MAYOR BRENNAN: Second.

7 MAYOR STUESSI: All in favor?

8 DEPUTY MAYOR BRENNAN: Aye.

9 MAYOR STUESSI: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE DOUGHERTY-JOHNSON: Aye.

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

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

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

19 Danielle James McCarthy;
20 Harold Dunbar House;
21 And then I want to also
22 recognize George Condon, Jr. a
23 longtime member of the Greenport
24 Fire Department. This just
25 happened yesterday. He was a

2 member for 76 years. This will
3 also be on for next month's. A
4 tremendous volunteer and
5 participant in all activities
6 throughout the Village and raising
7 funds for the fire department. He
8 was the one that was always
9 hitting folks up to get tickets
10 sold for the Chicken Dinner and
11 more. So really be sad to lose
12 him from the Village.

13 (Whereupon, a moment of
14 silence was held.)

15 MAYOR STUESSI: Please be
16 seated.

17 All right, thank you, everybody
18 for being here this evening. A
19 couple of announcements.

20 Village Hall will be closed on
21 Thursday, December 25th, Christmas
22 Day and Thursday, January 1st, New
23 Year's Day.

24 Village Hall will also close at
25 noon on the following dates:

2 Tomorrow, Christmas Eve,
3 December 24th and Wednesday,
4 December 31st, New Year's Eve.
5 We have two Board discussion
6 items. The Board has a discussion
7 in regards to a proposed local law
8 to amend the terms of office of
9 alternate members of the Board of
10 Appeals and Planning Board.

11 The Board has brought this
12 forward in order to clarify some
13 longstanding language, which
14 allowed for an alternate on either
15 ZBA and Planning Board, but terms
16 were set at five years. The new
17 language includes a term for one
18 year instead of the five years.

19 Is there anything anybody on the
20 Board would like to say in regards
21 to this? I know Patrick and Lily,
22 you each serve on the Planning
23 Board. Mary Bess, you, of course,
24 were on ZBA chair for many years.

25 DEPUTY MAYOR BRENNAN: You

2 were an planning as well, right?

3 MEMBER PHILLIPS: Yes.

4 MAYOR STUESSI: Were you on
5 planning too?

6 MEMBER PHILLIPS: Yes.

7 MAYOR STUESSI: You had it
8 all.

9 MEMBER PHILLIPS: I was in
10 historic too. I was in historic
11 too, thank you. I had it all.

12 DEPUTY MAYOR BRENNAN: I think
13 this makes sense. I just wanted
14 to clarify it's up to two
15 alternates can be appointed,
16 right?

17 VILLAGE ATTORNEY STOLAR: For
18 each Board.

19 DEPUTY MAYOR BRENNAN: For
20 each Board?

21 VILLAGE ATTORNEY STOLAR: Yes.

22 DEPUTY MAYOR BRENNAN: And if
23 we have, at any given time, we
24 have zero, one or two alternates,
25 are we okay? We're not out of

2 compliance if there's no one
3 appointed?

4 VILLAGE ATTORNEY STOLAR: Correct.

5 The current language reads shall.

6 So, yes, that part of it is being
7 modified to read, may appoint up
8 to two for each. At any time it
9 can be zero, one or two.

10 TRUSTEE DOUGHERTY-JOHNSON: And
11 we don't think this is necessary
12 for HPC or that would be adding?

13 VILLAGE ATTORNEY STOLAR: I
14 don't believe you have a provision
15 for alternates for HPC.

16 MEMBER PHILLIPS: HPC already
17 has an alternate written in their
18 code I think.

19 VILLAGE ATTORNEY STOLAR: In
20 Chapter 76 directly?

21 MEMBER PHILLIPS: Yeah, I
22 think it's already in there.

23 VILLAGE ATTORNEY STOLAR: Okay,
24 yes, then this has nothing to do
25 with that. That stays the same,

2 whatever that may be.

3 MEMBER DOUGHERTY-JOHNSON: Got
4 you.

5 MEMBER PHILLIPS: Part of this
6 was after I became a Village
7 trustee and got it from ZBA, there
8 were issues before even when I was
9 ZBA chair where there were times
10 where one or two of us would have
11 to recluse (sic) ourselves.

12 (Whereupon, Trustee Robins
13 entered the meeting.)

14 TRUSTEE PHILLIPS: So then it
15 caused issues on voting on things
16 as the Village attorney ran into
17 with the ZBA recently where it was
18 a two to two vote --

19 MAYOR STUESSI: Yeah.

20 MEMBER PHILLIPS: -- and the
21 chairman reclused (sic) himself.
22 So that's why this was put in way
23 back when. I know that the
24 original idea was to run the
25 person along with everyone else.

2 I think it makes more sense for
3 year to year because that's a
4 commitment that serving on the
5 Planning Board or the Zoning
6 Board, you know, is a personal
7 commitment and to be an alternate
8 and not necessarily pulled into it
9 until it's a necessary point.

10 MAYOR STUESSI: Agreed. I
11 think the one-year term that is
12 proposal language here makes a lot
13 of sense. It also creates the
14 ability to create sort of a, call
15 it, a junior role for the
16 alternate where somebody is
17 getting exposure and training.
18 And at such time as somebody
19 might, you know, step down from
20 the Board, we've got somebody
21 ready to step in potentially.

22 MEMBER PHILLIPS: I did have
23 one question though because both
24 planning and ZBA have to have
25 training. So this alternate would

2 need to take the hours of training
3 as well?

4 VILLAGE ATTORNEY STOLAR: Correct,
5 yes.

6 MEMBER PHILLIPS: Okay, all
7 right.

8 DEPUTY MAYOR BRENNAN: And the
9 alternate may or may not become an
10 appointed member, right?

11 MAYOR STUESSI: Correct.

12 There's no requirement to doing
13 that. And, you know, one might
14 make a decision after a year to
15 appoint a different alternate for
16 whatever reason too.

17 All right, next item up is
18 discussion of a proposed law to
19 authorize the use of video
20 conferencing for meetings of the
21 Village and its Board.

22 This was something that was
23 allowed during COVID. The
24 governor's rule at the time
25 allowed for the Village Board to

2 utilize video conferencing for
3 members to participate from
4 elsewhere.

5 That law expired, and at the
6 time the Village did not take
7 advantage of the change in order
8 to adopt a resolution that would
9 allow the Village to continue with
10 that under such circumstances that
11 might warrant somebody
12 participating via video
13 conference; i.e., me understand
14 different circumstances with my
15 leg propped here or Trustee Robing
16 when she was out for recent hip
17 surgery.

18 I think this would be a great
19 benefit to our boards on the rare
20 occasion where this might be
21 necessary. Any comments from the
22 Board? Any questions for counsel
23 on this?

24 MEMBER PHILLIPS: The only
25 question that I have is -- because

2 I've seen the Town of Southold.

3 They have one person who is set
4 with a laptop that actually lets
5 people in and out because they can
6 make public comments on this,
7 correct?

8 VILLAGE ATTORNEY STOLAR: Correct.

9 Once you open up video conferencing
10 for Board members to participate,
11 you open up for everybody --

12 MEMBER PHILLIPS: The public.

13 VILLAGE ATTORNEY STOLAR: --
14 to observe and, at the appropriate
15 time, participate.

16 MEMBER PHILLIPS: Okay. So
17 that means that we need to have a
18 discussion of how that's going to
19 happen. That's not in our
20 department, but that's one of the
21 things. Do we have to have a
22 policy as to conduct over video,
23 you know, from the public?

24 VILLAGE ATTORNEY STOLAR: Yes.

25 MEMBER PHILLIPS: Okay.

2 VILLAGE ATTORNEY STOLAR: Yeah,
3 I provided you with the law and
4 the policy. If you adopt the law,
5 you can consider policy on that
6 same date.

7 MEMBER PHILLIPS: Okay. I
8 just want today double check.

9 TRUSTEE ROBINS: Brian, can we
10 also limit the number of minutes
11 people have the -- you know, can
12 speak? Can we --

13 VILLAGE ATTORNEY STOLAR: Always
14 within reason. I mean --

15 TRUSTEE ROBINS: Within
16 reason, of course.

17 VILLAGE ATTORNEY STOLAR: Of
18 course. You know, you sense --
19 you can either have a standing
20 timeframe based on the -- you
21 know, your history of meetings and
22 length of meetings or you can do
23 it based on a particular matter
24 where it's evident that there are
25 a number of speakers and that it's

2 appropriate to limit the amount of
3 time so that everybody can be
4 heard. So, yeah, it's a
5 possibility. And no matter what,
6 with this or without it.

7 MEMBER PHILLIPS: But the
8 other thing is though with the
9 video conferencing, and I think I
10 believe here too, if we decide we
11 have a large crowd here and we
12 decide to limit the amount of time
13 that they can speak on the topic,
14 don't we have to announce it first
15 that we're doing that?

16 VILLAGE ATTORNEY STOLAR: Yeah,
17 you don't start that after a few
18 people are speaking, no.

19 MEMBER PHILLIPS: Oh, okay.
20 That's what I wanted.

21 VILLAGE ATTORNEY STOLAR: Correct.

22 MEMBER PHILLIPS: So that's
23 something we'll have to -- okay.

24 MAYOR STUESSI: Yeah, I recall
25 we did that once in this

2 administration when we had a large
3 crowd over something and requested
4 folks to --

5 MEMBER PHILLIPS: Yeah, okay.

6 MEMBER DOUGHERTY-JOHNSON: And
7 this would be -- if we adopted
8 this, we would have to start doing
9 it, like you said, like --

10 VILLAGE ATTORNEY STOLAR: No.
11 Video conference -- what it does
12 is it establishes that if a Board
13 member is going to be participating
14 by video conference, then the
15 video conference opportunity is
16 given not just to the Board member
17 but for everybody in the public
18 that wants to be heard. If a
19 Board member is not participating
20 by video conference, there's no
21 requirement that you then provide
22 for video conferencing for others.

23 MEMBER DOUGHERTY-JOHNSON: Got
24 you. I'm just thinking -- I was
25 thinking when Mary Bess said that,

2 like we're going to have to figure
3 out like how and where on the
4 website we -- you know, we actually --
5 like people are going to access it.

6 MAYOR STUESSI: The website
7 would be the easiest part. The
8 more difficult, which we'll work
9 out with the clerk's office, is
10 doing it here.

11 TRUSTEE PHILLIPS: The
12 operation; doing it, yeah.

13 MAYOR STUESSI: We've got some
14 electrical challenges, but we'll
15 discuss that at another time.

16 Anybody else?

17 DEPUTY MAYOR BRENNAN: Well, I
18 think this makes sense, but I
19 think the key here is the policy.
20 Because the policy is not in the
21 law, right?

22 VILLAGE ATTORNEY STOLAR: Correct.

23 DEPUTY MAYOR BRENNAN: We have
24 to create policy. So I would hate
25 to see the whole thing get abused.

2 It's important that people be here
3 as much as they can be.

4 MAYOR STUESSI: Agreed.

5 DEPUTY MAYOR BRENNAN: And I
6 am acknowledging that there's
7 certain circumstances when people
8 can't be here. So I think the
9 devil is in the details here, that
10 the policy is clear and we try to
11 prioritize, what, you know --

12 MEMBER DOUGHERTY-JOHNSON: And,
13 Brian --

14 DEPUTY MAYOR BRENNAN: -- or
15 at least sort of designate what
16 the situation is that allows for it.

17 MEMBER DOUGHERTY-JOHNSON: You
18 did send us a draft policy, correct?

19 VILLAGE ATTORNEY STOLAR: Correct.
20 Yeah, the statute -- the state
21 statute with respect to video
22 conferencing uses the phrase
23 extraordinary circumstances and
24 then leaves it up to the Board
25 that is considering using video

2 conferencing to determine whether
3 the reason that the person can't
4 be present is because of an
5 extraordinary circumstance.

6 MEMBER PHILLIPS: So I have a
7 question about public hearings.
8 Public hearings, that includes --
9 that's included? I read it last
10 week. So the public hearings are
11 included in the video conferencing?

12 VILLAGE ATTORNEY STOLAR: Of
13 course.

14 MEMBER PHILLIPS: Okay.

15 MAYOR STUESSI: All right,
16 anybody else?

17 (No response.)

18 MAYOR STUESSI: No?

19 TRUSTEE ROBINS: Nope.

20 MAYOR STUESSI: Julia, you
21 want to move forward?

22 TRUSTEE ROBINS: Everything, I
23 think, is fine.

24 MAYOR STUESSI: Alright. Next
25 up, before we advance into public

2 comment, we have a public meeting
3 to receive comments on the
4 following State Liquor Authority
5 application:

6 This is an application from Vino
7 N Vittles Limited at 131 Third
8 Street in Greenport. If the
9 applicant can please approach the
10 both podium, sir. And if you
11 would mind stating your name and
12 address for the record. For the
13 benefit of the public, I'm just
14 going to announce for the public
15 that this is Agave Restaurant,
16 which is going to be moving over
17 to Third Street over by
18 Goldberg's.

19 MR. CRUZ: Yes. My name is
20 Victor Cruz. I moving from is
21 Casa Amigos to 131 Third Street,
22 which is next to Goldberg's and
23 I'd really like you -- your
24 comments. They're -- I want to --
25 you know, I'm a good person. I'm

2 trying to do my best on the
3 business to support the Town and
4 people support me. So...

5 MAYOR STUESSI: Are you
6 intending to do essentially the
7 same type of restaurant, same
8 hours of operation?

9 MR. CRUZ: Yes. I'm planning
10 to do the same operation, but
11 also, you know, I want to do --
12 might do a little lunch on the
13 weekends. Not over nine or
14 something. It's the same hours
15 from 4:00 to 10:00. It might be a
16 little -- sometimes a little later
17 because people stay for dining.
18 But other than that, it will be
19 the same hours and the same menu
20 and the same people who's we've
21 been operating the restaurant.

22 MAYOR STUESSI: Great. Well,
23 I'll turn it over to the Board in
24 just a moment, but I, for one, am
25 a regular customer of your guys'

2 restaurant. I've enjoyed it for
3 many years being in Greenport.

4 During my term as Mayor, I am
5 not aware of one complaint that
6 has been lobbied against you guys
7 through Village Hall or the
8 building department. If anything,
9 it's all been very complimentary.

10 I'm thrilled that you found a
11 new location. I know there's a
12 lot of challenges with the
13 building you're in, which has been
14 in bankruptcy for many years now.

15 So it's good to know that you
16 found a new spot in a building
17 owned by a local landlord who
18 hopefully will have a great
19 relationship with you moving
20 forward.

21 So, with that, I'll turn it over
22 to the Board for any questions and
23 then we'll open it up for public
24 comment. Julia?

25 TRUSTEE ROBINS: I just want

2 to comment, I think that you guys
3 run a wonderful restaurant. I've
4 been there with a friend of mine a
5 number of times and I'm all in
6 favor of you moving. I wish you
7 the best of luck in your new
8 location.

9 I know that building not only
10 has, you know, economic problems,
11 but I believe there are physical
12 problems with that building as
13 well. Our real estate office used
14 to be over there a number of years
15 ago. So it's a good move and, you
16 know, I'm all in support of you.

17 MR. CRUZ: Thank you very
18 much. Thank you.

19 DEPUTY MAYOR BRENNAN: Is the
20 new location smaller?

21 MR. CRUZ: A little bit
22 smaller, but in the indoor. We
23 also have a patio, which is an
24 outdoor. We're planing to make it
25 nice and also serve outside and

2 outdoors dining. It's a little
3 bit bigger in summer, but
4 obviously in winter time, it will
5 be smaller than we have now.

6 DEPUTY MAYOR BRENNAN: Well, I
7 wish you luck with that.

8 MR. CRUZ: Thank you very much.

9 DEPUTY MAYOR BRENNAN: Alright,
10 Jeanmarie, there's a plan
11 associated with this, correct?

12 DEPUTY CLERK ODDON: Yes. I
13 circulated it. But I do have the
14 file. Do you want to see it? I
15 did circulate it in an e-mail.

16 DEPUTY MAYOR BRENNAN: I don't
17 recall seeing it, but just I want
18 to make sure the outdoor area is
19 on the plan.

20 MR. CRUZ: You want to see a
21 plan?

22 DEPUTY CLERK ODDON: Oh, you
23 brought it. He has it.

24 AUDIENCE MEMBER: (Handing).

25 MAYOR STUESSI: Trustee Phillips?

2 MEMBER PHILLIPS: The outdoor
3 area -- I don't remember, the
4 outdoor area was included in the
5 liquor license application?

6 MAYOR STUESSI: The outdoor
7 area is included in your liquor
8 license application with New York
9 State?

10 MR. CRUZ: Yes.

11 MEMBER PHILLIPS: Okay. I
12 just don't remember seeing -- I
13 don't remember reading it on the
14 application. I looked at the
15 application three weeks ago. So
16 Christmas holiday, the brain is a
17 little.

18 MR. CRUZ: Yeah, it's all
19 included, yes.

20 MEMBER PHILLIPS: Okay. As
21 long as it's included in the
22 liquor license I don't have a
23 problem with it. By the way, I
24 wish you the best of luck.

25 MR. CRUZ: Thank you.

2 MEMBER PHILLIPS: I'm sure
3 that it's a big move, but probably
4 the this time of the year it's a
5 good time to move in that area to
6 be honest with you.

7 MR. CRUZ: Thank you.

8 MAYOR STUESSI: Lily?

9 MEMBER DOUGHERTY-JOHNSON: I
10 was going to say, if I remember
11 correctly, the sketch -- the
12 layout is pretty much the same as
13 the existing restaurant. I mean,
14 not your current restaurant, but
15 the restaurant that was there before.

16 MR. CRUZ: Yes.

17 MEMBER DOUGHERTY-JOHNSON:
18 Because they did have an outdoor
19 area. I'm not sure how much it
20 was used.

21 MR. CRUZ: It's the same
22 pretty much.

23 MEMBER DOUGHERTY-JOHNSON: Right.

24 MR. CRUZ: It's just different
25 because we're different people.

2 MEMBER DOUGHERTY-JOHNSON: Yeah,
3 yeah.

4 MR. CRUZ: But it's the --
5 some stuff to make it better
6 looking and, you know.

7 MEMBER DOUGHERTY-JOHNSON: I
8 know people are excited that you're
9 moving into the Meson Ole space.

10 MEMBER PHILLIPS: Yes.

11 MEMBER DOUGHERTY-JOHNSON: I'm
12 excited also. I wish you guys luck.
13 Yeah, I don't have any other questions.

14 MR. CRUZ: Well, I started
15 28 years ago, you know, when it
16 was Meson Ole. I started washing
17 dishes, so I'm going back to where
18 I start.

19 MAYOR STUESSI: That's
20 amazing. Bravo to you.

21 (Applause.)

22 MAYOR STUESSI: And I'm going
23 to be on a knee scooter here soon
24 and it's closer to my house, so I
25 can get to you even easier.

2 MR. CRUZ: Okay.

3 MAYOR STUESSI: Thank you.

4 With that, we'll open it up for
5 public comment.

6 MEMBER PHILLIPS: Hold on a
7 second. We didn't close this last
8 week, the CBDG thing.

9 MAYOR STUESSI: We'll do that
10 after this.

11 MEMBER PHILLIPS: Okay, all
12 right.

13 MAYOR STUESSI: Is there
14 anybody from the public that would
15 like to speak on this?

16 You can go ahead and be seated.
17 Thank you, sir.

18 MR. WILE: I didn't come for
19 this, but I'm happy to be here.

20 Ian Wile; 234 Fifth Avenue,
21 Greenport. I just want to say
22 that I'm very excited to see these
23 guys move into a new home. I know
24 how hard it will be, and we've
25 been big fans for both the

2 restaurant and the people for so
3 long. They're a real asset to the
4 Town and I'm very happy to see
5 them find a new home. Congratulations.

6 MR. CRUZ: Thank you so much.

7 MAYOR STUESSI: Thank you. Is
8 there anybody else that wanted to
9 speak on the record in regards to this?

10 (No response.)

11 MAYOR STUESSI: No? Okay.

12 The Board is fully in support of
13 this?

14 MEMBER PHILLIPS: Yes.

15 MEMBER DOUGHERTY-JOHNSON: Yes.

16 DEPUTY MAYOR BRENNAN: Yes.

17 MAYOR STUESSI: Great. If you
18 have any issues with the State,
19 let us know and we'll do whatever
20 we can to help speed it along, okay?

21 MR. CRUZ: Thank you.

22 MAYOR STUESSI: Thank you very
23 much.

24 With that, we have a public
25 hearing to discuss potential CDBG

2 opportunities for the Village of
3 Greenport, which remains open from
4 last week's meeting. Is there
5 anybody who would like to speak on
6 this?

7 (No response.)

8 MAYOR STUESSI: No? All
9 right, is there a motion to close
10 the meeting -- the public hearing?

11 TRUSTEE ROBINS: I'll make a
12 motion to close the public hearing.

13 MAYOR STUESSI: All in
14 favor -- or second, sorry?

15 DEPUTY MAYOR BRENNAN: Second.

16 MAYOR STUESSI: All in favor?

17 TRUSTEE ROBINS: Aye.

18 DEPUTY MAYOR BRENNAN: Aye.

19 MAYOR STUESSI: Aye.

20 TRUSTEE PHILLIPS: Aye.

21 TRUSTEE DOUGHERTY-JOHNSON: Aye.

22 MAYOR STUESSI: Motion closes.

23 Is there anybody from the public
24 that would like to speak on any
25 other items this evening?

2 Mr. Wile? Mr. Wile, that
3 sounded so official.

4 MR. WILE: Yeah, that's my
5 father. Mr. Wile is my father.

6 DEPUTY MAYOR BRENNAN: Is he
7 here?

8 MR. WILE: No, for sure.

9 (Laughter.)

10 MAYOR STUESSI: Before you
11 speak, I know I've told you and
12 Rosalie personally and put it out
13 on Instagram. I want to thank you
14 for an amazing job you guys did
15 bringing the whole community
16 together and, you know, creating
17 Raise Shell, which was such a
18 fantastic event as a placeholder
19 for the prior event. And I know
20 it was a ton of effort in a very
21 limited amount of time and it was
22 really magical seeing everybody
23 come together. So thank you so
24 much for that.

25 (Applause.)

2 AUDIENCE MEMBER: Thank you.

3 I appreciate that and that's
4 actually why I came here today to
5 say the same thing back to this
6 board.

7 Sorry, again, Ian Wile, both a
8 resident of Fifth Avenue and on
9 behalf -- today, on behalf of the
10 Hold Fast Fund, which was the host
11 organization for this event.

12 I just wanted to come and say
13 that in the, you know, in any
14 given moment, you know, it occurs
15 to me that, myself included,
16 sometimes this is a space for
17 airing of grievances.

18 But it -- I was moved to say
19 they thought that the assistance
20 received from this Board and from
21 individuals on this Board, members
22 of the community, and then seeing
23 the same thing for what Kara
24 Hoblin put together for the
25 Holiday Stroll was a perfect

2 example of community and
3 government working really well
4 together.

5 I think we all realize that this
6 is a challenging period of time in
7 our Village, in the world, in the
8 country and everything, but in
9 that smallest pieces, we were able
10 to pull off a couple of really
11 amazing weeks that I was --
12 personally felt by in this
13 particular Village.

14 I will say like at our event, I
15 expected certain things. You
16 expect to fall on your face a
17 couple of times; you expect to
18 succeed a couple of times. But I
19 think my favorite unexpected
20 moment might be within what we put
21 together as the Oyster Haul.

22 We had a number of Greenport
23 high schools' finest student
24 musicians who were booked to kind
25 of start the morning. And we

2 thought maybe that would be a soft
3 way in, you know?

4 And as the, quote, professional
5 musicians rolled in, I think my, I
6 don't know, personal favorite
7 thing was hearing those local, you
8 know, Greenport musicians kind of
9 mentoring the students. Like when
10 you're playing a gig, here's how
11 you put your things away. Here's
12 how you behave in a space.

13 And it was -- they weren't
14 mentoring on music, they were
15 mentoring on how to be part of a
16 job, a community, and effort. And
17 I thought that was unexpected and
18 I don't know, I was moved by them.

19 And number of the students played
20 for hours. They played in with
21 other bands throughout the day.

22 And that was just an unexpected
23 treat for me.

24 But was, for me, emblematic of
25 the rest of the thing. We never

2 know if these things will work for
3 everybody. You know, there's not
4 one thing that works for
5 everybody, but in a very short
6 period of time, with this Board's
7 help, over 40 businesses pulled
8 together to sort of establish that
9 they were ready and available to
10 be a dynamic downtown, and then
11 two weeks later did it again and
12 more so in the middle of an angry
13 sour storm that almost blew every
14 Christmas tree and candy cane down
15 the street.

16 So I particularly am very proud
17 of the Downtown District. But
18 when I say that, I also mean that
19 I'm proud of every resident who
20 came out to support because we saw
21 a lot of faces that we knew. It
22 might not have been the thousands
23 of people who came from somewhere
24 else, but it was hundreds of
25 people who came from right here.

2 And in the next six months, that's
3 what counts more than anything,
4 more than a single day.

5 And so I just wanted to say
6 thanks for the support and I want
7 to bring -- it's just a letter
8 that says most of the same thing
9 (handing).

10 DEPUTY MAYOR BRENNAN: Thank you.

11 MEMBER DOUGHERTY-JOHNSON: Thank
12 you.

13 MR. WILE: I'm quite sure
14 they'll be more of these, sort of,
15 things to come as we figure out
16 how to navigate what I expect will
17 be a challenging 2026. We have a
18 lot of changes on the main fronts
19 and throughout the Village, some
20 of them generational, some of them
21 not and we appreciate everybody's,
22 sort of, uplifting support on
23 this. It had a very positive feel
24 from my view of watching -- of
25 interacting with everybody. So

2 thank you for the support.

3 MAYOR STUESSI: Thank you,

4 Ian. On that note, if folks

5 haven't looked online at the

6 newspaper today, it should be

7 published tomorrow. The letter

8 store at the corner of Main and

9 Front Street, Patty Carlos is

10 retiring after many decades of

11 running a wonderful local store.

12 Their family has been very

13 active in the Village, but the

14 really wonderful news is that the

15 space is already filled and under

16 construction. Encanto Crepes and

17 Simply Bows are both moving over

18 there, which will be great to

19 activate that corner.

20 And I know for a fact that

21 others are taking a look at the

22 empty space that Encanto has over

23 there. So some things are moving

24 along, which is good to see.

25 Anybody else from the public

2 like to speak this evening? Tricia?

3 MS. HAMMAS: I suspect we
4 should have done this the other
5 way around. I think I'm going to
6 be the coal in the stocking.

7 Good evening. My name is Tricia
8 Hammas and I reside at Main
9 Street. In the interest of full
10 disclosure, I am the chairperson
11 of the Village's Planning Board
12 and have been appointed as
13 chairperson of the Village's Code
14 Committee.

15 That said, I'm speaking this
16 evening in my personal capacity as
17 a Village resident. First I want
18 to thank the Mayor and the
19 Trustees for the time and effort
20 you all devote to the Village. I
21 respect the commitment it takes to
22 serve and I do not say the
23 following things lightly. I
24 regret having to bring these
25 upright before Christmas, but I

2 did not feel like they could wait
3 another month.

4 I am deeply disappointed and
5 increasingly exhausted by the way
6 fundamental issues of government,
7 process and followthrough
8 continued to be handled by this
9 administration and Board. It is
10 genuinely disheartening to be
11 standing here again raising many
12 of the same concerns that I, and
13 others, have raised repeatedly
14 over the past year and a half.

15 I want to be clear at the
16 outset. I am not here tonight to
17 debate the details of particular
18 code provisions, issues, policies,
19 nor to relitigate past discussions.

20 I'm here because the pattern that
21 has emerged is deeply troubling
22 and, at this point, from my
23 perspective, enough is enough.

24 I do not want to be, and I
25 shouldn't have to be, a watchdog

2 for basic process and governance,
3 but the lack of structure,
4 transparency and accountability is
5 making unavoidable.

6 Let me begin with meeting agendas
7 and public process. The agenda
8 for this evening's meeting was
9 posted after the end of the day
10 yesterday, basically with less
11 than 24 hours notice prior to a
12 scheduled Board meeting.

13 This doesn't allow for
14 meaningful public input. One
15 would expect -- one should expect
16 agendas to be posted at least
17 48 hours in advance. When agendas
18 are posted at the last minute,
19 public participation is
20 effectively discouraged, whether
21 intentionally or not.

22 I would also note that one of
23 the proposed amendments that you
24 discussed this evening effects
25 Chapter 150. This amendment is

2 required, under the plain reading
3 of Chapter 150, to be submitted to
4 the Planning Board for
5 consideration. Chapter 150
6 specifies it cannot be amended
7 without a referral to the Planning
8 Board.

9 This, to date, has not happened.

10 This was the first that I had
11 heard of this amendment. I assume
12 that the Board will comply with
13 code on this matter.

14 This brings me to the Board's
15 approach to code work more generally.
16 We have heard statements suggesting
17 that code revisions are too lengthy,
18 too difficult, too contentious,
19 and are simply too much work.

20 I want to say this plainly. If
21 someone is unwilling to put in the
22 time willing to read the code
23 carefully, think through implications
24 analyze alternatives, and engage
25 in substantive debate, then perhaps

this is not the role for them.

Code is foundational. It shapes development, neighborhood character, infrastructure demand, and quality of life. Treating it as an inconvenience rather than a responsibility is not acceptable.

One of the key responsibilities of this Board is to act as the Village's legislative body, which includes regularly reviewing, considering, and updating the code to address issues and challenges facing the Village.

In matters of land use and zoning, rushed or incomplete amendments create confusion, unintended consequences, and downstream problems for applicants, boards, and the public.

As we've seen recently in connection with the application of 140 Main Street to add two apartments to a second and third floor. The

Planning Board raised thoughtful, substantive concerns last summer with this Board about the multi-family housing amendment that you were considering, including the need to address related provisions such as a third floor allowance and overall coherence of the provisions relating to apartments in the Downtown District.

14 There was no discussion of the
15 matters raised in that Planning
16 Board member. The result of that
17 and the failure to address those
18 matters was a near miss at the
19 recent ZBA meeting considering
20 variance requests for 140 Main
21 where members of that Board, quite
22 rightly, questioned whether they
23 were being asked to legislate in
24 the absence of clear direction
25 from this Board of Trustees.

2 In essence, by failing to
3 meaningfully engage with the
4 Planning Board's suggestions, this
5 Board advocated it's legislative
6 responsibility and effectively
7 delegated that role to the ZBA.

8 Fortunately, the ZBA approved the
9 variance and that project will
10 move forward back to the Planning
11 Board.

12 On the specific topic of ADU's
13 and multi-family housing, I want
14 to acknowledge that the Board did
15 spend a significant amount of time
16 discussing these issues last week.

17 The Board discussion focused on
18 high level concepts, but did not
19 take into account any of the
20 suggestions or commentary included
21 in the Planning Board zoning
22 update policy and implementation
23 framework on those topics.

24 The Planning Board spent
25 significant time soliciting public

2 feedback in debating those issues.

3 In putting together the framework

4 agreement, the Planning Board

5 sought to highlight the various

6 points that this Board would need

7 to discuss and consider in depth

8 before proceeding to drafting code

9 revisions.

10 None of this was discussed in

11 any level of detail at last week's

12 meeting. The discussion of the

13 Board with respect to code changes

14 supporting housing needs to be

15 grounded in considering real world

16 examples and real impacts in order

17 to ensure that effective, but --

18 that it is effective, but it also

19 meets community concerns. That

20 means, among other things, looking

21 carefully at the actual

22 composition of Village lots, the

23 existing bulk and density

24 standards in Chapter 150, and

25 considering whether those

2 standards make the policies being
3 discussed meaningful or merely
4 theoretical. It also means
5 grappling honestly with
6 infrastructure, parking,
7 enforcement, and neighborhood
8 impacts, not in the abstract, but
9 as they will actually play out on
10 the ground.

11 Equally important, the Planning
12 Board's community survey showed
13 general support for ADU's, but also
14 clear concern about cumulative
15 community impacts. That feedback
16 should be front and center in the
17 Board's deliberations, yet it did
18 not appear to be a factor
19 meaningfully -- did not appear to
20 factor meaningfully into last
21 week's discussion. Ignoring or
22 sidelining that input sends a
23 wrong message about how seriously
24 community engagement is being
25 taken. This Board needs to

2 continue to have a detailed
3 conversation and consideration of
4 the complexities associated with
5 permitting ADU's and expanding
6 multi-family housing in the
7 Village. Piggybacking off of the
8 Town of Southold's code or any
9 other municipality's code is not
10 necessarily appropriate. Each
11 municipality has its own zoning
12 context and building environment
13 -- and built environment.

14 Any code amendments should
15 reflect the Village's real zoning
16 conditions and be crafted to avoid
17 creating unintended advantages for
18 particular property owners.

19 My next topic of concern is
20 oversight and operations. Sorry,
21 I know this is long, but -- I fail
22 to understand how this Board can
23 effectively oversee Village
24 administration and policy,
25 including possible code changes,

2 when it is not receiving routine,
3 consistent reporting from the
4 building department with respect
5 to building permitting issuances,
6 rental permit issues, other
7 statutorily required filings with
8 the building department,
9 complaints of code violations and
10 code enforcement activity.

11 There's a reason why Village
12 code requires these reports.

13 Under prior administrations this
14 information was routinely included
15 in the Work Session agenda and
16 made part of the public record.

17 It's absence makes meaningful
18 oversight impossible and leaves
19 both the Board and public in the
20 dark as to fundamental matters
21 relating to and code enforcement
22 in the Village.

23 I have been raising this issue
24 for over 15 months. While there
25 was some reporting included a

2 couple of months ago, it was
3 woefully inadequate and the last
4 two Work Sessions have, again,
5 failed to include any building
6 department report. It is
7 incomprehensible to me that the
8 Village was able to could this
9 consistently for years, yet this
10 administration elected, in part,
11 on a platform of transparency,
12 communication, and accountability,
13 appears to be unable or unwilling
14 to provide basic operational
15 information to the Board and the
16 public.

17 When routine operational
18 information is not made public, it
19 shifts the burden onto residents
20 to file FOIL request, which is
21 both inefficient and unnecessarily
22 administratively cumbersome. If
23 the administration can't prepare a
24 monthly report on these types off
25 issues, it begs the question of

whether and how the building department is functioning without any consistent list and tracking of these types of matters.

And then there are the recurrence fundamental issues that surface periodically only to recede again without resolution. These include, among others, the following:

The hiring of a Village Administrator:

The status of emergency repairs
to the Railroad Dock Bulkhead:

Repairs of the Mitchell Park
Bulkhead;

The sewer study and the absence
of rules or guidelines for the
Sewer District;

The future direction, enforcement, and financial role of the paid parking program.

These are not side projects.

They are core assets and responsibilities of Village

2 government. With respect to
3 Mitchell Park alone, nearly six
4 months after the Village repaid a
5 bond anticipatory note, that in
6 retrospect should never have been
7 issued, incurring approximately
8 \$130,000 in interest expense paid
9 at taxpayer's cost, we still hear
10 only that work is imminent.

11 The sewer study has been
12 referenced repeatedly, yet, to my
13 knowledge, it has never been
14 provided to the full Board, let
15 alone publicly released and
16 promised discussions dating back
17 to last summer regarding
18 governments of the Sewer District
19 have not occurred.

20 Finally, it was over six months
21 ago that the Board agreed to move
22 forward with hiring of a
23 much-needed Village administer.
24 But there's been no absolutely no
25 public update or appearance of

2 progress on this at recent Board
3 meetings. Meanwhile, the Village
4 administration and Board continue
5 to layer on new initiatives on top
6 of unresolved obligations.

7 I want to pause here and make
8 something very clear. All of the
9 members of this Board have rightfully
10 and forcefully criticized delays,
11 lack of transparency, and shifting
12 explanations when it comes to the
13 Town's handling of the CPF plan
14 and availability of funds for the
15 Village. Emphasizing accountability
16 and public trust when public funds
17 are at stake. I am asking the
18 same standard be applied to the
19 Village's own operations and the
20 functioning of this Board.

21 The Village voted for change in
22 2023. Residents were looking for
23 better management, clearer
24 communications, and greater
25 transparency. Increasingly it

2 feels as though those expectations
3 are not being met and I say that
4 with real disappointment.

5 I want to be clear that I'm
6 raising these issues not because
7 I'm looking to create conflict.

8 I'm raising them because I care
9 deeply about this community and
10 because it is exhausting to watch
11 the same fundamental issues cycle
12 through without resolution.

13 Clear process, realistic
14 timelines, and routine public
15 reporting are not ambitious goals.
16 They are the baseline for
17 efficient government. Without
18 them, confidence erodes and
19 frustration grows as you can
20 witness by me being here this
21 evening.

22 I hope the Board will take a
23 moment to step back, refocus on
24 fundamentals, and demonstrate
25 going into the new year through

2 action, not assurances, that is
3 accountability and transparency
4 remain priorities. Thank you for
5 your time and consideration.

6 MAYOR STUESSI: Thank you.

7 Is there anybody else from the
8 public that would like to speak
9 this evening?

10 (No response.)

11 MAYOR STUESSI: No?

12 With that, we will turn it over to
13 resolutions. Lily, would you like
14 to start with Resolution Number 1?

15 TRUSTEE DOUGHERTY-JOHNSON: Sure.

16 RESOLUTION 12-2025-21:

17 RESOLUTION adopting the December 25,
18 2025 agenda as printed. So moved.

19 TRUSTEE ROBINS: Second.

20 MAYOR STUESSI: All in favor?

21 TRUSTEE ROBINS: Aye.

22 DEPUTY MAYOR BRENNAN: Aye.

23 MAYOR STUESSI: Aye.

24 TRUSTEE PHILLIPS: Aye.

25 TRUSTEE DOUGHERTY-JOHNSON: Aye.

2 MAYOR STUESSI: Motion carries.

3 TRUSTEE ROBINS:

4 RESOLUTION 12-2025-22:

5 RESOLUTION accepting the monthly

6 reports of the Greenport Fire

7 Department, Village Administrator,

8 Village Treasurer, Village Clerk,

9 Village Attorney, Mayor and Board

10 of Trustees. So moved.

11 DEPUTY MAYOR BRENNAN: Second.

12 MAYOR STUESSI: All in favor?

13 TRUSTEE ROBINS: Aye.

14 DEPUTY MAYOR BRENNAN: Aye.

15 MAYOR STUESSI: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 TRUSTEE DOUGHERTY-JOHNSON: Aye.

18 DEPUTY MAYOR BRENNAN:

19 RESOLUTION 12-2025-23:

20 RESOLUTION awarding the Purchase

21 of Transformers 2025 bid to Midwest

22 Electric Transformer Services, Inc.,

23 the lowest bidder as stated on the

24 bid form, per the bid opening on

25 November 26, 2025; and authorizing

2 Mayor Stuessi to sign the contract
3 between Village of Greenport and
4 Midwest Electric Transformer
5 Services, Inc. So moved.

6 MEMBER PHILLIPS: Second.

7 MAYOR STUESSI: All in favor?

8 TRUSTEE ROBINS: Aye.

9 DEPUTY MAYOR BRENNAN: Aye.

10 MAYOR STUESSI: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 MEMBER PHILLIPS:

14 RESOLUTION 12-2025-24:

15 RESOLUTION to appoint the
16 following members of the Village
17 of Greenport Mural Committee:

18 Kara Hoblin;

19 Jeremy Garretson; and

20 Sarah Williams.

21 So moved.

22 MEMBER DOUGHERTY-JOHNSON: Second.

23 MAYOR STUESSI: All in favor?

24 DEPUTY MAYOR BRENNAN: Discussion,
25 please. Did we already -- do we

2 need a resolution to create the
3 committee or is that --

4 MAYOR STUESSI: Yeah, we did
5 that quite a while ago with Trish
6 Kilbride appointed as the chair
7 and Lily as Board liaison.

8 DEPUTY MAYOR BRENNAN: Okay,
9 thank you.

10 MEMBER DOUGHERTY-JOHNSON: I
11 think I seconded.

12 MAYOR STUESSI: All in favor?

13 TRUSTEE ROBINS: Aye.

14 DEPUTY MAYOR BRENNAN: Aye.

15 MAYOR STUESSI: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 TRUSTEE DOUGHERTY-JOHNSON: Aye.

18 MEMBER DOUGHERTY-JOHNSON:

19 RESOLUTION 12-2025-25:

20 RESOLUTION awarding the 2026
21 annual contract for the delivery
22 of Number 2 heating oil to Burt's
23 Reliable, Inc., the sole bidder,
24 at a bid price of twenty cents per
25 gallon over rack price, per the

2 bid opening on December 17, 2025,
3 and authorizing Mayor Stuessi to
4 sign the contract between the
5 Village of Greenport and Burt's
6 Reliable, Inc. So moved.

7 TRUSTEE ROBINS: Second.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 DEPUTY MAYOR BRENNAN: Aye.

11 MAYOR STUESSI: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE DOUGHERTY-JOHNSON: Aye.

14 TRUSTEE ROBINS:

15 RESOLUTION 12-2025-26:

16 RESOLUTION awarding the 2026
17 annual contract for the delivery
18 of diesel fuel to Burt's Reliable,
19 Inc., the sole bidder, at a bid
20 price of twenty cents per gallon
21 over rack price, per the bid
22 opening on December 17, 2025; and
23 authorizing Mayor Stuessi to sign
24 the contract between the Village
25 of Greenport and Burt's Reliable,

2 Inc. So moved.

3 DEPUTY MAYOR BRENNAN: Second.

4 MAYOR STUESSI: All in favor?

5 TRUSTEE ROBINS: Aye.

6 DEPUTY MAYOR BRENNAN: Aye.

7 MAYOR STUESSI: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 DEPUTY MAYOR BRENNAN:

11 RESOLUTION 12-2025-27:

12 RESOLUTION awarding the 2026
13 annual contract for the removal of
14 snow as required on Village
15 streets to Stanley F. Skrezec, the
16 low bidder, per the bid opening on
17 December 17, 2025; and authorizing
18 Mayor Stuessi to sign the contract
19 between the Village of Greenport
20 and Stanley F. Skrezec. So moved.

21 MEMBER PHILLIPS: Second.

22 MAYOR STUESSI: All in favor?

23 TRUSTEE ROBINS: Aye.

24 DEPUTY MAYOR BRENNAN: Aye.

25 MAYOR STUESSI: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE DOUGHERTY-JOHNSON: Aye.

4 MAYOR STUESSI: Motion carries.

5 MEMBER PHILLIPS:

6 RESOLUTION 12-2025-28:

7 WHEREAS, in response to a
8 request for bidders with respect
9 to Contractor Services as Per
10 Specifications - 2026 (the
11 "Project"), bidder Stanley F.
12 Skrezec submitted a timely bid,
13 and WHEREAS, bidder Stanley F.
14 Skrezec is not registered with the
15 New York State Department of Labor
16 pursuant to Labor Law 220-i, and
17 WHEREAS, entities, including
18 individuals who have failed to
19 register with the DOL are
20 ineligible to bid on a covered
21 construction contracts (except in
22 limited circumstances not
23 applicable here) -- Christmas is
24 getting the better of me.

25 NOW, THEREFORE, BE IT RESOLVED

2 that the Board finds that bidder
3 Stanley F. Skrezec was ineligible
4 to bid on the Project and his bid
5 cannot be considered by the
6 Village. So moved.

7 MEMBER DOUGHERTY-JOHNSON: Second.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 DEPUTY MAYOR BRENNAN: Aye.

11 MAYOR STUESSI: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE DOUGHERTY-JOHNSON: Aye.

14 MEMBER DOUGHERTY-JOHNSON:

15 RESOLUTION 12-2025-29:

16 WHEREAS, the Village advertised
17 a request for bidders with respect
18 to Contractor Services as Per
19 Specifications - 2026 (the
20 "Project) and WHEREAS, on
21 December 17, 2025, at Village
22 Hall, the Village Clerk opened
23 bids submitted in response to the
24 request for bidders, and WHEREAS,
25 only one eligible bid was

2 submitted for the Project,

3 NOW, THEREFORE, BE IT RESOLVED,

4 that after careful and deliberate

5 consideration and evaluation of

6 the submitted bid, the Board

7 determines that it is in the best

8 interest of the Village of

9 Greenport to reject the bid

10 received due to it exceeding the

11 allocated budget, rendering the

12 bid unsuitable and the Board

13 hereby rejects the bid for the

14 Project. So moved.

15 TRUSTEE ROBINS: Second.

16 MAYOR STUESSI: All in favor?

17 TRUSTEE ROBINS: Aye.

18 DEPUTY MAYOR BRENNAN: Aye.

19 MAYOR STUESSI: Aye.

20 TRUSTEE PHILLIPS: Aye.

21 TRUSTEE DOUGHERTY-JOHNSON: Aye.

22 TRUSTEE ROBINS:

23 RESOLUTION 12-2025-30:

24 RESOLUTION authorizing the

25 re-solicitation of bids for

2 Contractor Services As Per
3 Specifications - 2026 following
4 the rejection of all prior bids,
5 and directing the Village Clerk to
6 re-notice the said bid accordingly.

7 So moved.

8 DEPUTY MAYOR BRENNAN: Second.

9 MAYOR STUESSI: All in favor?

10 TRUSTEE ROBINS: Aye.

11 DEPUTY MAYOR BRENNAN: Aye.

12 MAYOR STUESSI: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 TRUSTEE DOUGHERTY-JOHNSON: Aye.

15 DEPUTY MAYOR BRENNAN:

16 RESOLUTION 12-2025-31:

17 RESOLUTION approving the Public
18 assembly application for Brian

19 Rosen on behalf of the LGBT

20 Network to host NOFO Pride on

21 Saturday, June 27, 2026, between

22 the hours of 12:00 p.m. and 5:00

23 p.m. The event will include a

24 road closure for the parade and

25 festival with vendors/organizations

2 stationed in Mitchell Park and on
3 Front Street (between Main Street
4 and Third Street) for the duration
5 of the festival. So moved.

6 MEMBER PHILLIPS: Second.

7 MAYOR STUESSI: All in favor?

8 TRUSTEE ROBINS: Aye.

9 DEPUTY MAYOR BRENNAN: Aye.

10 MAYOR STUESSI: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 MEMBER PHILLIPS:

14 RESOLUTION 12-2025-32:

15 RESOLUTION authorizing the
16 suspension of the open container
17 law of the Village of Greenport,
18 per Section 35-3B and 35-3C of the
19 Greenport Village Code, within the
20 parameters approved on the public
21 assembly application of the New
22 York LGBT Network Festival, from
23 12:00 p.m. to 5:00 p.m. on
24 June 27, 2026. So moved.

25 MEMBER DOUGHERTY-JOHNSON: Second.

2 MAYOR STUESSI: All in favor?

3 TRUSTEE ROBINS: Aye.

4 DEPUTY MAYOR BRENNAN: Aye.

5 MAYOR STUESSI: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE DOUGHERTY-JOHNSON: Aye.

8 MEMBER DOUGHERTY-JOHNSON:

9 RESOLUTION 12-2025-33:

10 RESOLUTION approving the Public
11 assembly application received from
12 Destiny Salter and Candace Hall on
13 behalf of NOFO Kid Connect, Inc.

14 to host a youth basketball
15 tournament at the Third Street
16 Basketball Court on Saturday,
17 July 25, 2026 between 9:00 a.m.

18 and 7:00 p.m., including the time
19 to set up and clean up event. The
20 applicants are requesting a road
21 closure on Third Street between
22 North Street and Center Street.

23 So moved.

24 TRUSTEE ROBINS: Second.

25 MAYOR STUESSI: All in favor?

2 TRUSTEE ROBINS: Aye.

3 DEPUTY MAYOR BRENNAN: Aye.

4 MAYOR STUESSI: Aye.

5 TRUSTEE PHILLIPS: Aye.

6 TRUSTEE DOUGHERTY-JOHNSON: Aye.

7 TRUSTEE ROBINS:

8 RESOLUTION 12-2025-34:

9 RESOLUTION authorizing a

10 nonexclusive 5-year license

11 agreement (with an option for a

12 5-year extension) between the

13 Village of Greenport and the

14 Peconic Star 3 Corporation for the

15 berthing and operation of Peconic

16 Star IV and the Peconic Star V at

17 the Village of Greenport Railroad

18 Dock, and authorizing Mayor Stuessi

19 to execute the agreement between

20 the Village of Greenport and

21 Peconic Star 3 Corporation

22 providing for an annual license

23 fee of \$5,600 per vessel with

24 5 percent annual increases,

25 subject to review and approval of

4 DEPUTY MAYOR BRENNAN: Second.

5 MAYOR STUESSI: All in favor?

6 MEMBER PHILLIPS: Discussion.

7 Have we seen this contract, Brian,

completed yet?

9 VILLAGE ATTORNEY STOLAR: No.

10 MEMBER PHILLIPS: Then why are

11 we voting on it yet? Why are we

12 voting on something that we

haven't seen the total legal

language on yet?

15 MAYOR STUESSI: We're voting

on the terms for it and Village

17 | Counsel is updating the

18 preexisting, longstanding village

19 agreement.

MEMBER PHILIPS: But they can

only do that on one boat because

the other one, the agreement ends.

when the boat was sold yes?

MAYOR STUSSON: Well, it's a

new agreement for each one of the

2 boats actually because it's not an
3 extension. We're simply -- counsel
4 is modifying the longstanding,
5 preexisting agreement to make sure
6 it comports with current local laws.

7 MEMBER DOUGHERTY-JOHNSON: I
8 was going to ask the same question
9 about, I would like to see it or
10 know that it's the same as the
11 other one besides the annual
12 increases and the terms.

13 DEPUTY MAYOR BRENNAN: What
14 was your question?

15 MEMBER DOUGHERTY-JOHNSON: I
16 was just going to -- I mean, I was
17 going to ask the same thing, if we
18 had seen -- unless -- I was going
19 to ask, is it the same as the old
20 one besides the amounts and the
21 terms, because, yeah, I haven't
22 seen it either.

23 VILLAGE ATTORNEY STOLAR: Much
24 of it is. I'm only making certain
25 changes to that correspond with

2 the law.

3 MEMBER DOUGHERTY-JOHNSON: And
4 there was something about they
5 wanted to have this signed before
6 the end of the year, that's the --

7 MAYOR STUESSI: They're
8 looking to make their payments
9 before the end of the year. So,
10 again, we're not making any
11 substantive changes outside of
12 what he needs to do legally to
13 comport the long, preexisting
14 agreements with, you know, current
15 law; other than terms, which are
16 in here, which are the five-year
17 term, the renewal, and then the
18 dollar figure with the annual
19 increases.

20 MEMBER PHILLIPS: Well, once
21 again, we're talking about
22 transparency. We just had
23 somebody scold us, big time, about
24 not having any document along with
25 the agenda.

2 VILLAGE ATTORNEY STOLAR: You're
3 not authorizing the agreement.

4 MEMBER PHILLIPS: We're not
5 authorizing the agreement?

6 VILLAGE ATTORNEY STOLAR: In
7 it's current form. You'll see it
8 beforehand.

9 TRUSTEE DOUGHERTY-JOHNSON: But
10 so we would vote to --

11 MEMBER PHILLIPS: So why would
12 he be wanting to pay the money
13 before the end of the year?

14 VILLAGE ATTORNEY STOLAR: Not
15 until the -- we added in an
16 approval of the agreement as to
17 form by Village Attorney. I am
18 not signing off on it until the
19 Board is okay with it.

20 MEMBER DOUGHERTY-JOHNSON: So
21 executing the agreement is not
22 signing? I mean, so we'll be
23 voting on this again after we've
24 seen it?

25 VILLAGE ATTORNEY STOLAR: No.

2 TRUSTEE DOUGHERTY-JOHNSON: We
3 will not, right, but we will see it?

4 VILLAGE ATTORNEY STOLAR: Correct.
5 Basically by adding the subject to
6 it, it's contingent on that
7 happening. Without that happening,
8 no one can execute it.

9 MEMBER PHILLIPS: No, I'm
10 sorry, I can't do that again. I
11 lived through a few of -- no. I
12 just feel that there needs to be
13 the transparency. As I said, we
14 just got scolded for this. And I
15 understand that they want to pay
16 the fee before the end of the
17 year, but I also haven't seen it.
18 We're also have always requested a
19 copy of the documentation papers
20 before we actually do this to see
21 what the length the overall boat
22 looks like, along with a picture.
23 We did that to the previous owner.

24 MAYOR STUESSI: We discussed
25 the length of the boat in the last

2 meeting with the applicant who was
3 present.

4 MEMBER PHILLIPS: Discussing
5 it and seeing it on the
6 documentation papers are two
7 different things, I'm sorry.
8 There's -- it's length overall,
9 there's the width, the berth, the
10 depth of the vessel. I mean, there's
11 more to it than just 80 feet.

12 TRUSTEE DOUGHERTY-JOHNSON: How
13 is this to -- usually we see a
14 contract before it gets signed --
15 before we vote, right? Is this
16 different for some reason or not
17 necessarily?

18 VILLAGE ATTORNEY STOLAR: I
19 don't know. Every Village is
20 different.

21 MEMBER DOUGHERTY-JOHNSON: Well,
22 I guess I'm just saying, for
23 Greenport, mostly we've usually --
24 the Board has usually seen
25 contracts, correct?

8 DEPUTY MAYOR BRENNAN: So this
9 is subject to provision. Does
10 that mean it comes back before
11 this Board or no?

12 VILLAGE ATTORNEY STOLAR: No.
13 No, it doesn't. The Village
14 Attorney would have to approve it
15 as to form. Before that happens,
16 it gets circulated to the Board.
17 The Board members look at it. If
18 there's any proposed changes, you
19 can provide the changes to the
20 Village Attorney. And at that
21 point, the Village Attorney can
22 approve it as to form. It won't
23 have to come back to the Board.

24 MEMBER PHILLIPS: But then
25 again the Board's not --

2 MEMBER DOUGHERTY-JOHNSON: But
3 the Board will see it.

4 VILLAGE ATTORNEY STOLAR: Of
5 course.

6 TRUSTEE DOUGHERTY-JOHNSON: So
7 we're going to see it --

8 VILLAGE ATTORNEY STOLAR:
9 Absolutely.

10 TRUSTEE DOUGHERTY-JOHNSON: --
11 and we can say -- have changes.
12 We're not necessarily going to
13 vote on it again.

14 VILLAGE ATTORNEY STOLAR: Yes,
15 absolutely.

16 DEPUTY MAYOR BRENNAN: Do you
17 see any risk, Brian, that the
18 applicant would be making the
19 initial payment? So they want to
20 do this before year end, so it's
21 going to happen this year.

22 VILLAGE ATTORNEY STOLAR: There
23 shouldn't be any reliance until
24 there's a signed contract. Only
25 at that point should a contractee

2 -- not a vendor. Should the
3 contradicting entities commit to
4 anything. Until then, there's no
5 signed contract. There's nothing
6 that they should be -- that they
7 can justifiably rely on by saying,
8 oh, they thought this was going to
9 be -- until you have done, there's
10 nothing -- there's no paper on
11 which to make any commitments.

12 DEPUTY MAYOR BRENNAN: It
13 sounds like should is the
14 operative word there.

15 VILLAGE ATTORNEY STOLAR: Well,
16 when I say should, by law, you can
17 rely on any comments you want
18 verbally, but if a contract is
19 required, until that contract is
20 signed by the party against whom
21 you're seeking to enforce, there's
22 nothing to enforce. There
23 shouldn't be any reliance on that.
24 I keep using shouldn't.

25 But when I say shouldn't, by law

2 they are not to rely on it. It's
3 up to them as to whether they do
4 or do not rely on it, but by law
5 it doesn't bind the Village until
6 you're signed.

12 VILLAGE ATTORNEY STOLAR.. Correct..

18 DEPUTY MAYOR BRENNAN: I think
19 the language in the Resolution is
20 a little confusing because the
21 first sentence says it's authorizing
22 nonexclusive five-year license
23 agreement.

24 VILLAGE ATTORNEY STOLAR: Uh-huh.

25 DEPUTY MAYOR BRENNAN: It sounds

2 more substantial. And I understand
3 the final sentence says it's
4 subject to review. I think it's
5 in this Board's interest to try to
6 make this happen, right?

7 TRUSTEE PHILLIPS: No, no.

8 DEPUTY MAYOR BRENNAN: We want
9 to get party operation back.

10 MAYOR STUESSI: Agreed.

11 DEPUTY MAYOR BRENNAN: And we
12 want to work with the applicant

13 who's interested. We don't want

14 to make it any more difficult.

15 They expressed an interest of
16 trying to make an initial payment
17 before year end, which is really a
18 business planning decision on
19 their part.

20 In my correspondence with the
21 Mayor and counsel and the
22 treasurer and our marina manager,
23 I had said we may or may not be
24 able to accommodate that. It's
25 really their request.

2 MAYOR STUESSI: Correct.

3 DEPUTY MAYOR BRENNAN: It has

4 very little bearing on actually

5 our decision here. None really.

6 It's nice to have for them because

7 they want to make their payment, I

8 guess, for tax reasons to get it

9 off of their --

10 VILLAGE ATTORNEY STOLAR: Right,

11 and the other part to that is I

12 would suggest to the Village not

13 to accept any payment until you

14 have a signed agreement in place

15 because if you accept it, then

16 there's a presumption and --

17 MAYOR STUESSI: Yeah, we

18 wouldn't do that. It's policy in

19 Village Hall, nor do we accept

20 postdated checks either.

21 So is there a motion to modify

22 this Resolution or table it,

23 Patrick? You're the chair of the

24 Waterfront Committee. We'll take

25 your lead on what you think is

2 best to do or if you want to ask
3 counsel for a modification, to
4 suggest a modification on it?

5 DEPUTY MAYOR BRENNAN: I want
6 to see it happen here, but I do
7 appreciate what the Board members
8 are saying here, that there's not
9 enough information because we
10 don't have the actual contract.
11 There could be other provisions in
12 there that are worth discussing
13 or, at least, reviewing as a
14 Board, not just through counsel.

15 MAYOR STUESSI: So why don't
16 we table it until our Work Session
17 and we can -- it will, obviously,
18 be circulated shortly by counsel
19 and the Board can offer any
20 comments and then we can discuss
21 publicly, as needed, in the Work
22 Session and go from there.

23 DEPUTY MAYOR BRENNAN: I think
24 makes sense. Would that satisfy
25 -- does that make sense to you,

2 Mary Bess?

3 MEMBER PHILLIPS: Yes.

4 DEPUTY MAYOR BRENNAN: Yes?

5 Lily?

6 MEMBER DOUGHERTY-JOHNSON: Yeah.

7 I mean, I understand. I don't
8 want to hold it up and I'd like to
9 be able to, you know, give them --
10 let them do what they -- pay
11 before the end of the year, but I
12 do feel like seeing the contract
13 before we actually sign off on it
14 makes sense.

15 I mean, I guess in the future,
16 like, if we could do this earlier.
17 That would be better, but I know
18 it doesn't always happen like that.

19 DEPUTY MAYOR BRENNAN: Yeah,
20 this came together, you know --

21 MEMBER DOUGHERTY-JOHNSON: Yeah.

22 DEPUTY MAYOR BRENNAN: -- at
23 the -- the timing was really in
24 the applicant's hands.

25 MAYOR STUESSI: Yeah.

2 DEPUTY MAYOR BRENNAN: And
3 obviously, I think the Village
4 Board is trying to accommodate and
5 make this work. I would -- I'd be
6 willing to table it so that we can
7 have a satisfactory review of the
8 contract. I would like you or
9 someone to reach out to the
10 applicant and make sure they
11 understand that it's not really a
12 hiccup, but that the Board wants
13 to do its due diligence.

14 MAYOR STUESSI: Sure, we'd be
15 glad to reach out tomorrow.

16 DEPUTY MAYOR BRENNAN: Make
17 sure it's all squared away.

18 MAYOR STUESSI: Alright, so
19 there's a motion on the table to
20 table the Resolution by the Deputy
21 Mayor. Is there a second?

22 MEMBER DOUGHERTY-JOHNSON: Second.

23 MAYOR STUESSI: All in favor?

24 TRUSTEE ROBINS: Aye.

25 DEPUTY MAYOR BRENNAN: Aye.

2 MAYOR STUESSI: Aye.

3 TRUSTEE PHILLIPS: Aye.

4 TRUSTEE DOUGHERTY-JOHNSON: Aye.

5 MAYOR STUESSI: Motion carries.

6 DEPUTY MAYOR BRENNAN: Who's up?

7 MEMBER PHILLIPS: Patrick is.

8 DEPUTY MAYOR BRENNAN:

9 RESOLUTION 12-2025-35:

10 WHEREAS, the Board of Trustees
11 has received and reviewed a copy
12 of a proposed local law to adopt
13 Chapter 34 of the Code of the
14 Village of Greenport, to authorize
15 the use of video conferencing in
16 accordance with Public Officers
17 Law Section 103-a (the "Proposed
18 Law.").

19 NOW, THEREFORE, BE IT RESOLVED,
20 that the Board of Trustees will
21 hold a public hearing for the
22 Regular Session on January 22,
23 2026, at 6:00 p.m. at the Third
24 Street Fire Station, Third and
25 South Streets, Greenport, New York

2 11944, to hear all interested
3 parties regarding the adoption of
4 the Proposed Law and directs the
5 Village Clerk to post and publish
6 notice as required by law. So moved.

7 MEMBER PHILLIPS: Second.

8 This doesn't fall under Chapter 150,
9 does it? No? Video conferencing?

10 VILLAGE ATTORNEY STOLAR: No.

11 MAYOR STUESSI: All in favor?

12 TRUSTEE ROBINS: Aye.

13 DEPUTY MAYOR BRENNAN: Aye.

14 MAYOR STUESSI: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE DOUGHERTY-JOHNSON: Aye.

17 MAYOR STUESSI: Motion carries.

18 MEMBER PHILLIPS:

19 RESOLUTION 12-2025-36:

20 WHEREAS, the Board of Trustees
21 has received and reviewed a copy
22 of a proposed local law to amend
23 the terms of office of alternate
24 Board of Appeals and Planning
25 Board members (the "Proposed Law").

2 NOW, THEREFORE, BE IT RESOLVED,

3 that the Board of Trustees will

4 hold a public hearing on the

5 Regular Session on January 22nd

6 2026, at 6:00 p.m. at the Third

7 Street Fire Station, Third and

8 South Streets, Greenport, New York

9 11944, to hear all interested

10 parties regarding the adoption of

11 the Proposed Law and direct the

12 Village Clerk to post and publish

13 notice as required by law. So moved.

14 MEMBER DOUGHERTY-JOHNSON: Second.

15 MEMBER PHILLIPS: Discussion.

16 MEMBER DOUGHERTY-JOHNSON: Does
17 it make sense to have the Planning
18 Board weigh in first?

19 VILLAGE ATTORNEY STOLAR: You
20 have to.

21 MEMBER DOUGHERTY-JOHNSON: But
22 I mean, is there a timing issue
23 with opening the public hearing --

24 VILLAGE ATTORNEY STOLAR: You
25 can't --

2 TRUSTEE DOUGHERTY-JOHNSON: -- first.

3 VILLAGE ATTORNEY STOLAR: The
4 way the statute reads, it provides
5 that you shouldn't have a public
6 hearing until the Planning Board
7 -- until it's provided to the
8 Planning Board for their review.

9 And then have you 45 days to make
10 a decision.

11 Secondly, we also have to send
12 it over to the Planning Commission
13 anyway, Suffolk County Planning
14 Commission, regardless, because
15 it's technically a zoning law.

16 MEMBER DOUGHERTY-JOHNSON: So
17 it sounds like we should do that.

18 VILLAGE ATTORNEY STOLAR: Oh,
19 we are. Because you're scheduling
20 it, it's now moving forward. So
21 the two get done simultaneously.

22 MEMBER DOUGHERTY-JOHNSON: Oh,
23 okay. You're saying that it does
24 get done simultaneously?

25 VILLAGE ATTORNEY STOLAR: Yeah.

2 Tomorrow being a normal day, I
3 would have it out to both
4 tomorrow. I'm not so sure, given
5 the holidays, that both will get
6 it tomorrow, but we'll see.

7 MAYOR STUESSI: All in favor?

8 TRUSTEE ROBINS: Aye? I guess
9 everybody --

10 MEMBER DOUGHERTY-JOHNSON: I
11 guess, I feel like in the past
12 have we sent it to the Planning
13 Board first before scheduling
14 public hearings? I don't totally
15 remember.

16 MEMBER PHILLIPS: How does --
17 there's a glitch in that particular
18 phrase on that beginning of 150
19 and it's dealing with setting
20 public setting or something. How
21 does to read, Brian, because I
22 didn't bring my computer with me?

23 VILLAGE ATTORNEY STOLAR: Sure,
24 I'll find it.

25 MEMBER DOUGHERTY-JOHNSON: I

2 mean, in general, I don't think
3 there's a problem. We can open
4 the public hearing. We can get
5 Planning Board feedback. We can
6 keep it open if we needed to.

7 MAYOR STUESSI: That's my
8 recollection of how we've done it
9 in certain circumstances in the
10 past. We just haven't been able
11 to vote on anything until we've
12 received feedback from both
13 Planning Board and Suffolk County
14 Planning Commission.

15 MEMBER DOUGHERTY-JOHNSON: Right.

16 DEPUTY MAYOR BRENNAN: I think
17 the question here is, is it
18 worthwhile putting out a draft of
19 a local law to the public before
20 the Planning Board and the ZBA --

21 MEMBER PHILLIPS: Right.

22 DEPUTY MAYOR BRENNAN: -- causing
23 confusion or are we perhaps
24 lengthening the process?

25 MEMBER DOUGHERTY-JOHNSON: Right.

2 Because I mean, also, if the
3 Planning Board comes back with
4 something and then we change it
5 and then we have to do another
6 public hearing, it might just make
7 more sense to let them weigh in
8 and then get their feedback and
9 then move forward. And I don't
10 know if we're in that huge of a
11 rush on this, but...

12 VILLAGE ATTORNEY STOLAR: The
13 language in the Code 150-32, prior
14 to public hearing, every such
15 proposed amendment shall be
16 referred by the Village Board to
17 the Planning Board for a report.
18 The Village Board shall not take
19 action on any such amendment
20 without such report from the
21 Planning Board unless the Planning
22 Board fails, for any reason, to
23 render such report within 45 days
24 after its next regularly scheduled
25 meeting following the date of such

2 referral.

3 MEMBER DOUGHERTY-JOHNSON: So
4 to me, that sounds like prior to
5 public hearing; isn't that what I
6 just heard you say?

7 VILLAGE ATTORNEY STOLAR: Prior
8 to public hearing, correct.

9 MEMBER DOUGHERTY-JOHNSON: Right.
10 It would be referred.

11 VILLAGE ATTORNEY STOLAR: To
12 the public hearing --

13 MAYOR STUESSI: We can't take
14 any action on it.

15 MEMBER DOUGHERTY-JOHNSON: Right,
16 well the -- it sounds like --

17 VILLAGE ATTORNEY STOLAR: You
18 can't start the public hearing. I
19 mean, you can schedule a public
20 hearing. You can't start the
21 public hearing unless you've
22 referred it over to them.

23 MEMBER DOUGHERTY-JOHNSON: Until
24 it's been referred.

25 VILLAGE ATTORNEY STOLAR: Correct.

2 TRUSTEE DOUGHERTY-JOHNSON: And
3 I guess, in theory, it will be
4 referred by the 22nd, right.

5 DEPUTY MAYOR BRENNAN: But
6 we're not giving the Planning
7 Board a lot of time here. We're
8 giving them less than 45 days
9 allowable.

10 VILLAGE ATTORNEY STOLAR: Which
11 is always the case. Based on the
12 timing of your meetings, you're
13 usually scheduling it out one
14 month and we're later this month
15 -- well, no, we aren't technically.

16 MEMBER PHILLIPS: No, we're
17 earlier this month.

18 VILLAGE ATTORNEY STOLAR: Right.
19 You're scheduling it one month
20 out. Generally there's a Planning
21 Board meeting in the interim.
22 Something of this is not --
23 something like what we're proposing
24 is not of a significant magnitude
25 that should take a significant

2 amount of time for review.

3 MEMBER PHILLIPS: You just cursed
4 it, Brian. You just cursed it.

5 MAYOR STUESSI: They have a
6 meeting scheduled on the 12th.

7 VILLAGE ATTORNEY STOLAR: I
8 was trying to set the tone. No, I
9 wasn't. We'll see, but, you know,
10 they have up to 45 days. What you
11 normally would do is schedule your
12 public hearing, in this instance,
13 for January. If the report's not
14 here, you either continue the
15 hearing or close it if you -- the
16 problem with closing it is if they
17 do have some substantive comments,
18 you won't be able to consider it.

19 So if, in fact, you don't a
20 report for them -- from them by
21 the January meeting in which you
22 hold the hearing --

23 MEMBER PHILLIPS: Yeah, they're
24 on the 12th.

25 VILLAGE ATTORNEY STOLAR: --

2 then you just put it over. Let
3 the 45 days pass and move forward.

4 I think their next scheduled
5 meeting is the 12th.

6 MEMBER PHILLIPS: It's the 12th.

7 VILLAGE ATTORNEY STOLAR: I
8 don't know -- now that I'm think
9 about it though, I don't know that
10 they're going to have that
11 meeting. I don't think there's
12 anything on substantively.

13 TRUSTEE PHILLIPS: That's the
14 other issue with them.

15 VILLAGE ATTORNEY STOLAR: So
16 we'll see if they have it. If
17 they don't, they now have
18 scheduled a second meeting every
19 month, so I think that's towards
20 the end of January.

21 TRUSTEE PHILLIPS: Hold on a
22 second. I'm not sure.

23 VILLAGE ATTORNEY STOLAR: Whatever
24 that Monday is, second to last or
25 last Monday.

2 MEMBER PHILLIPS: Yes, they
3 have one on the 26th.

4 VILLAGE ATTORNEY STOLAR: In
5 which case, that's a Friday.

6 MEMBER PHILLIPS: No, the 26th
7 is a Monday.

8 VILLAGE ATTORNEY STOLAR: Alright,
9 so they're doing 12th and -- okay,
10 so Monday and Monday.

11 MEMBER DOUGHERTY-JOHNSON: I
12 think for practicality, in this
13 particular instance, it makes
14 sense to open the public hearing.

15 We can always keep it open. It's
16 not like it's a very controversial
17 -- like I understand what you're
18 saying, Patrick, with us putting
19 it out there, but I don't see that
20 it would be hugely controversial
21 -- but I understand what Tricia is
22 saying about process of things.

23 VILLAGE ATTORNEY STOLAR: The
24 other thing you can do is just
25 schedule it rather then for your

2 agenda. I mean, if you think you
3 want to provide additional time
4 just in case they don't meet,
5 schedule it for your February meeting.

6 MEMBER DOUGHERTY-JOHNSON: True.

7 MEMBER PHILLIPS: I think that
8 we need to become consistent with
9 it and I think that's what the
10 chairman of the Planning Board in
11 her role as a resident as well was
12 saying is we need to be consistent
13 in the same way we deal with stuff
14 or deal with items of discussion
15 for the Planning Board.

16 And since our code states that
17 it has to get to them before we
18 make a decision, it would make
19 more sense for us to give them the
20 document beforehand, let them
21 comment on it. And instead of
22 getting public confused by having
23 a document that all of a sudden we
24 all agreed to, but Planning Board
25 came back with their concerns and

2 we have to modify it. I think
3 that's what a Patrick is really
4 trying to say, yes?

5 DEPUTY MAYOR BRENNAN: Yeah.

6 I think Brian has assured us that
7 we're not running afoul of the
8 requirement here if we follow this
9 method. I think there's a
10 courtesy issue here though too.
11 The Planning Board would like to
12 have a review of this before it
13 goes public.

14 MEMBER DOUGHERTY-JOHNSON: Yeah.
15 I mean, it also deals with the
16 Planning Board directly, so.

17 DEPUTY MAYOR BRENNAN: And
18 same with the Zoning Board.

19 MAYOR STUESSI: It's already
20 public because it has to be public
21 for us to discuss and schedule.
22 We just can't take a vote on it
23 until the Planning Board opines.
24 So the public process started the
25 second we published it and

2 discussed it.

3 MEMBER DOUGHERTY-JOHNSON: But --
4 right, which was yesterday.

5 MAYOR STUESSI: What's that?

6 MEMBER DOUGHERTY-JOHNSON: Which
7 was yesterday.

8 MAYOR STUESSI: No, but I'm
9 just saying, it's not like it
10 doesn't become public until it
11 gets referred to the Planning
12 Board. It's public already.

13 DEPUTY MAYOR BRENNAN: Yeah.

14 VILLAGE ATTORNEY STOLAR: No,
15 it's public. It was posted on the
16 agenda yesterday --

17 MEMBER PHILLIPS: Right.

18 VILLAGE ATTORNEY STOLAR: --
19 on the website.

20 MAYOR STUESSI: So is it the
21 Board's will to defer this to our
22 February meeting?

23 DEPUTY MAYOR BRENNAN: I think
24 that's --

25 TRUSTEE PHILLIPS: Would make

2 more sense.

3 DEPUTY MAYOR BRENNAN: -- a

4 good compromise here. It gives
5 more time.

6 MAYOR STUESSI: Lily?

7 MEMBER DOUGHERTY-JOHNSON: Yeah.

8 MEMBER PHILLIPS: No, I think
9 February would be much better.

10 MEMBER DOUGHERTY-JOHNSON: I
11 think it's a good solution in this
12 case, yes.

13 MAYOR STUESSI: Okay. So does
14 somebody want to make a motion
15 to --

16 VILLAGE ATTORNEY STOLAR: Well,
17 just amend the -- you have a
18 motion to schedule it for
19 January 22nd. It was seconded.
20 We'll just amend it to the
21 February Regular Session.

22 MEMBER PHILLIPS: So, I so
23 move that we amend Resolution
24 12-2025-36 to read that the public
25 hearing will be scheduled for our

2 February --

3 MAYOR STUESSI: Work Session.

4 MEMBER PHILLIPS: Work Session

5 or Regular Board meeting?

6 TRUSTEE ROBINS: What's the

7 date of the February meeting?

8 MAYOR STUESSI: Work Session,

9 so that way if we keep it open --

10 TRUSTEE ROBINS: Either one,

11 but what date would that be?

12 TRUSTEE PHILLIPS: I don't

13 know. Hold on a second.

14 VILLAGE ATTORNEY STOLAR: You're
15 meeting the 19th and the 16th.

16 MEMBER PHILLIPS: 19th and 26th.

17 VILLAGE ATTORNEY STOLAR: The
18 19th and 26th, I'm sorry.

19 MEMBER PHILLIPS: 19th and the
20 26th. So do you want to do for
21 the Work Session on February 19th --

22 MAYOR STUESSI: Yes.

23 MEMBER PHILLIPS: -- 2026 at
24 6:00 p.m. So moved.

25 MEMBER DOUGHERTY-JOHNSON: Second.

2 MAYOR STUESSI: All in favor?

3 What, Lily?

4 MEMBER DOUGHERTY-JOHNSON:

5 Second. I was just seconding her
6 motion. I don't know if I need to
7 do that.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 DEPUTY MAYOR BRENNAN: Aye.

11 MAYOR STUESSI: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE DOUGHERTY-JOHNSON: Aye.

14 MAYOR STUESSI: Motion carries.

15 MEMBER DOUGHERTY-JOHNSON: It's
16 my turn, right?

17 TRUSTEE PHILLIPS: Yes, ma'am.

18 TRUSTEE DOUGHERTY-JOHNSON:

19 RESOLUTION 12-2025-37:

20 WHEREAS, Mark and Patty Carlos,
21 owners of property identified as
22 140 Main Street (District 1001,
23 Section 5, Block 3, Lot 18 on the
24 Suffolk County Tax Map), have applied
25 for approval for an address number

2 change for the premises on account
3 of the renovation of the commercial
4 space thereon providing for two
5 separate retail spaces, and
6 WHEREAS, the current retail space
7 is designated as 140 Main Street,
8 and WHEREAS, the applicants seek
9 to renumber the two retail spaces
10 as 138 and 144 Main Street,
11 respectfully.

12 NOW, THEREFORE, subject to the
13 applicants submitting documentation
14 from the Greenport Fire Department
15 and the Southold Town Police that
16 the proposed renumbering will not
17 have an adverse effect on their
18 ability to provide services to the
19 premises, the Board approves the
20 requested numbering change. So
21 moved.

22 TRUSTEE ROBINS... Second.

23 DEPUTY MAYOR BRENNAN: Discussion.
24 Is there some sort of form and
25 content for this documentation that

2 the fire department is to provide?

3 VILLAGE ATTORNEY STOLAR: It's
4 just a statement that the number
5 and change doesn't negatively impact
6 their ability to provide services.

7 DEPUTY MAYOR BRENNAN: Okay.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 DEPUTY MAYOR BRENNAN: Aye.

11 MAYOR STUESSI: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE DOUGHERTY-JOHNSON: Aye.

14 TRUSTEE ROBINS:

15 RESOLUTION 12-2025-38:

16 RESOLUTION hiring Vernetta Taylor
17 as a part-time Office Assistant
18 employee at an hourly wage rate of
19 \$24.00 per hour effective
20 January 7, 2026. So moved.

21 DEPUTY MAYOR BRENNAN: Second.

22 MAYOR STUESSI: All in favor?

23 TRUSTEE ROBINS: Aye.

24 DEPUTY MAYOR BRENNAN: Aye.

25 MAYOR STUESSI: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE DOUGHERTY-JOHNSON: Aye.

4 MAYOR STUESSI: Motion carries.

5 DEPUTY MAYOR BRENNAN:

6 Resolution 12-2025-39:

7 RESOLUTION approving all checks

8 per the Voucher Summary Report

9 dated December 22, 2025, in the

10 total amount of \$846,613.51

11 consisting of:

12 All regular checks in the amount

13 of \$804,205.79 and

14 All prepaid checks (including

15 wire transfers) in the amount of

16 \$42,407.72. So moved.

17 MEMBER PHILLIPS: Second.

18 MAYOR STUESSI: All in favor?

19 TRUSTEE ROBINS: Aye.

20 DEPUTY MAYOR BRENNAN: Aye.

21 MAYOR STUESSI: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE DOUGHERTY-JOHNSON: Aye.

24 MAYOR STUESSI: Motion carries.

25 With that, thank you, everybody

2 for being here this evening. I'm
3 going to make a motion to close
4 the regular portion of the meeting
5 and go into Executive Session for
6 the potential hiring of certain
7 individuals and advice of counsel.

8 Do I have a second?

9 MEMBER PHILLIPS: Second.

10 MAYOR STUESSI: All in favor?

11 TRUSTEE ROBINS: Aye.

12 DEPUTY MAYOR BRENNAN: Aye.

13 MAYOR STUESSI: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

16 MAYOR STUESSI: The public
17 portion is closed. Thank you,
18 everyone, for being here.

19 (Whereupon, the Village of
20 Greenport Board of Trustees Regular
21 Meeting adjourned at 7:04 p.m.)

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

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

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

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

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

15 IN WITNESS WHEREOF, I have hereunto set my
16 hand this 23rd day of December, 2025.

Rebecca Wood
REBECCA WOOD