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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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VILLAGE OF GREENPORT

BOARD OF TRUSTEES

REGULAR SESSION

- - - - -x

Greenport Firehouse

December 23, 2025

6:00 p.m.

B E F O R E:

KEVIN STUESSI ~ MAYOR

PATRICK BRENNAN ~ DEPUTY MAYOR

MARY BESS PHILLIPS~ TRUSTEE

LILY DOUGHERTY-JOHNSON ~ TRUSTEE

JULIA ROBINS ~ TRUSTEE

JEANMARIE ODDON ~ VILLAGE DEPUTY CLERK

BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

All other interested parties

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

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Please stand
for the Pledge of Allegiance.

(Whereupon the Pledge of
Allegiance was recited.)

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

Danielle James McCarthy;

Harold Dunbar House;

And then I want to also
recognize George Condon, Jr. a
longtime member of the Greenport
Fire Department. This just
happened yesterday. He was a

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

(Whereupon, a moment of silence was held.)

MAYOR STUESSI: Please be seated.

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

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

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

Tomorrow, Christmas Eve,
December 24th and Wednesday,
December 31st, New Year's Eve.

We have two Board discussion
items. The Board has a discussion
in regards to a proposed local law
to amend the terms of office of
alternate members of the Board of
Appeals and Planning Board.

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

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

DEPUTY MAYOR BRENNAN: You

were an planning as well, right?

MEMBER PHILLIPS: Yes.

MAYOR STUESSI: Were you on
planning too?

MEMBER PHILLIPS: Yes.

MAYOR STUESSI: You had it
all.

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

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

VILLAGE ATTORNEY STOLAR: For
each Board.

DEPUTY MAYOR BRENNAN: For
each Board?

VILLAGE ATTORNEY STOLAR: Yes.

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

compliance if there's no one
appointed?

VILLAGE ATTORNEY STOLAR: Correct.
The current language reads shall.
So, yes, that part of it is being
modified to read, may appoint up
to two for each. At any time it
can be zero, one or two.

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

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

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

VILLAGE ATTORNEY STOLAR: In
Chapter 76 directly?

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

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

whatever that may be.

MEMBER DOUGHERTY-JOHNSON: Got you.

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

(Whereupon, Trustee Robins entered the meeting.)

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

MAYOR STUESSI: Yeah.

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

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

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

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

need to take the hours of training
as well?

VILLAGE ATTORNEY STOLAR: Correct,
yes.

MEMBER PHILLIPS: Okay, all
right.

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

MAYOR STUESSI: Correct.
There's no requirement to doing
that. And, you know, one might
make a decision after a year to
appoint a different alternate for
whatever reason too.

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

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

utilize video conferencing for members to participate from elsewhere.

That law expired, and at the time the Village did not take advantage of the change in order to adopt a resolution that would allow the Village to continue with that under such circumstances that might warrant somebody participating via video conference; i.e., we understand different circumstances with my leg propped here or Trustee Robing when she was out for recent hip surgery.

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

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

I've seen the Town of Southold.
They have one person who is set
with a laptop that actually lets
people in and out because they can
make public comments on this,
correct?

VILLAGE ATTORNEY STOLAR: Correct.
Once you open up video conferencing
for Board members to participate,
you open up for everybody --

MEMBER PHILLIPS: The public.

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

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

VILLAGE ATTORNEY STOLAR: Yes.

MEMBER PHILLIPS: Okay.

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

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

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

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

TRUSTEE ROBINS: Within
reason, of course.

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

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

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

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

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

VILLAGE ATTORNEY STOLAR: Correct.

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

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

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

MEMBER PHILLIPS: Yeah, okay.

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

VILLAGE ATTORNEY STOLAR: No. Video conference -- what it does is it establishes that if a Board member is going to be participating by video conference, then the video conference opportunity is given not just to the Board member but for everybody in the public that wants to be heard. If a Board member is not participating by video conference, there's no requirement that you then provide for video conferencing for others.

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

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

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

TRUSTEE PHILLIPS: The operation; doing it, yeah.

MAYOR STUESSI: We've got some electrical challenges, but we'll discuss that at another time. Anybody else?

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

VILLAGE ATTORNEY STOLAR: Correct.

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

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

MAYOR STUESSI: Agreed.

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

MEMBER DOUGHERTY-JOHNSON: And,
Brian --

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

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

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

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

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

VILLAGE ATTORNEY STOLAR: Of course.

MEMBER PHILLIPS: Okay.

MAYOR STUESSI: All right, anybody else?

(No response.)

MAYOR STUESSI: No?

TRUSTEE ROBINS: Nope.

MAYOR STUESSI: Julia, you want to move forward?

TRUSTEE ROBINS: Everything, I think, is fine.

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

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

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

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

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

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

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

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

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

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

I'm thrilled that you found a new location. I know there's a lot of challenges with the building you're in, which has been in bankruptcy for many years now. So it's good to know that you found a new spot in a building owned by a local landlord who hopefully will have a great relationship with you moving forward.

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

TRUSTEE ROBINS: I just want

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

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

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

DEPUTY MAYOR BRENNAN: Is the new location smaller?

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

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

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

MR. CRUZ: Thank you very much.

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

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

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

MR. CRUZ: You want to see a plan?

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

AUDIENCE MEMBER: (Handing).

MAYOR STUESSI: Trustee Phillips?

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

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

MR. CRUZ: Yes.

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

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

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

MR. CRUZ: Thank you.

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

MR. CRUZ: Thank you.

MAYOR STUESSI: Lily?

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

MR. CRUZ: Yes.

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

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

MEMBER DOUGHERTY-JOHNSON: Right.

MR. CRUZ: It's just different 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.

MR. CRUZ: Okay.

MAYOR STUESSI: Thank you.

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

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

MAYOR STUESSI: We'll do that
after this.

MEMBER PHILLIPS: Okay, all
right.

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

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

MR. WILE: I didn't come for
this, but I'm happy to be here.
Ian Wile; 234 Fifth Avenue,
Greenport. I just want to say
that I'm very excited to see these
guys move into a new home. I know
how hard it will be, and we've
been big fans for both the

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

MR. CRUZ: Thank you so much.

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

(No response.)

MAYOR STUESSI: No? Okay. The Board is fully in support of this?

MEMBER PHILLIPS: Yes.

MEMBER DOUGHERTY-JOHNSON: Yes.

DEPUTY MAYOR BRENNAN: Yes.

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

MR. CRUZ: Thank you.

MAYOR STUESSI: Thank you very much.

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

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

(No response.)

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

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

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

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion closes.

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

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

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

DEPUTY MAYOR BRENNAN: Is he here?

MR. WILE: No, for sure.

(Laughter.)

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

(Applause.)

AUDIENCE MEMBER: Thank you.

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

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

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

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

example of community and
government working really well
together.

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

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

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

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

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

And it was -- they weren't mentoring on music, they were mentoring on how to be part of a job, a community, and effort. And I thought that was unexpected and I don't know, I was moved by them. And number of the students played for hours. They played in with other bands throughout the day. And that was just an unexpected treat for me.

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

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

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

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

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

DEPUTY MAYOR BRENNAN: Thank you.

MEMBER DOUGHERTY-JOHNSON: Thank you.

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

thank you for the support.

MAYOR STUESSI: Thank you, Ian. On that note, if folks haven't looked online at the newspaper today, it should be published tomorrow. The letter store at the corner of Main and Front Street, Patty Carlos is retiring after many decades of running a wonderful local store.

Their family has been very active in the Village, but the really wonderful news is that the space is already filled and under construction. Encanto Crepes and Simply Bows are both moving over there, which will be great to activate that corner.

And I know for a fact that others are taking a look at the empty space that Encanto has over there. So some things are moving along, which is good to see.

Anybody else from the public

like to speak this evening? Tricia?

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

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

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

did not feel like they could wait another month.

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

I want to be clear at the outset. I am not here tonight to debate the details of particular code provisions, issues, policies, nor to relitigate past discussions. I'm here because the pattern that has emerged is deeply troubling and, at this point, from my perspective, enough is enough.

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

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

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

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

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

required, under the plain reading of Chapter 150, to be submitted to the Planning Board for consideration. Chapter 150 specifies it cannot be amended without a referral to the Planning Board.

This, to date, has not happened. This was the first that I had heard of this amendment. I assume that the Board will comply with code on this matter.

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

I want to say this plainly. If someone is unwilling to put in the time willing to read the code carefully, think through implications analyze alternatives, and engage 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.

The Board choose not to engage meaningful with those concerns. There was no discussion of the matters raised in that Planning Board member. The result of that and the failure to address those matters was a near miss at the recent ZBA meeting considering variance requests for 140 Main where members of that Board, quite rightly, questioned whether they were being asked to legislate in the absence of clear direction from this Board of Trustees.

In essence, by failing to meaningfully engage with the Planning Board's suggestions, this Board advocated it's legislative responsibility and effectively delegated that role to the ZBA. Fortunately, the ZBA approved the variance and that project will move forward back to the Planning Board.

On the specific topic of ADU's and multi-family housing, I want to acknowledge that the Board did spend a significant amount of time discussing these issues last week. The Board discussion focused on high level concepts, but did not take into account any of the suggestions or commentary included in the Planning Board zoning update policy and implementation framework on those topics.

The Planning Board spent significant time soliciting public

feedback in debating those issues.

In putting together the framework agreement, the Planning Board sought to highlight the various points that this Board would need to discuss and consider in depth before proceeding to drafting code revisions.

None of this was discussed in any level of detail at last week's meeting. The discussion of the Board with respect to code changes supporting housing needs to be grounded in considering real world examples and real impacts in order to ensure that effective, but -- that it is effective, but it also meets community concerns. That means, among other things, looking carefully at the actual composition of Village lots, the existing bulk and density standards in Chapter 150, and considering whether those

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

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

continue to have a detailed conversation and consideration of the complexities associated with permitting ADU's and expanding multi-family housing in the Village. Piggybacking off of the Town of Southold's code or any other municipality's code is not necessarily appropriate. Each municipality has its own zoning context and building environment -- and built environment.

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

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

when it is not receiving routine, consistent reporting from the building department with respect to building permitting issuances, rental permit issues, other statutorily required filings with the building department, complaints of code violations and code enforcement activity.

There's a reason why Village code requires these reports. Under prior administrations this information was routinely included in the Work Session agenda and made part of the public record. It's absence makes meaningful oversight impossible and leaves both the Board and public in the dark as to fundamental matters relating to and code enforcement in the Village.

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

couple of months ago, it was woefully inadequate and the last two Work Sessions have, again, failed to include any building department report. It is incomprehensible to me that the Village was able to could this consistently for years, yet this administration elected, in part, on a platform of transparency, communication, and accountability, appears to be unable or unwilling to provide basic operational information to the Board and the public.

When routine operational information is not made public, it shifts the burden onto residents to file FOIL request, which is both inefficient and unnecessarily administratively cumbersome. If the administration can't prepare a monthly report on these types off 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 administer;

The status of emergency repairs to the Railroad Dock Bulkhead;

Repairs of the Mitchell Park Bulkhead;

The sewer study and the abscess 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

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

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

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

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

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

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

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

I want to be clear that I'm raising these issues not because I'm looking to create conflict. I'm raising them because I care deeply about this community and because it is exhausting to watch the same fundamental issues cycle through without resolution.

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

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

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

MAYOR STUESSI: Thank you.

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

(No response.)

MAYOR STUESSI: No?

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

TRUSTEE DOUGHERTY-JOHNSON: Sure.

RESOLUTION 12-2025-21:

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

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion carries.

TRUSTEE ROBINS:

RESOLUTION 12-2025-22:

RESOLUTION accepting the monthly reports of the Greenport Fire Department, Village Administrator, Village Treasurer, Village Clerk, Village Attorney, Mayor and Board of Trustees. So moved.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN:

RESOLUTION 12-2025-23:

RESOLUTION awarding the Purchase of Transformers 2025 bid to Midwest Electric Transformer Services, Inc., the lowest bidder as stated on the bid form, per the bid opening on November 26, 2025; and authorizing

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

MEMBER PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MEMBER PHILLIPS:

RESOLUTION 12-2025-24:

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

Kara Hoblin;

Jeremy Garretson; and

Sarah Williams.

So moved.

MEMBER DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

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

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

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

DEPUTY MAYOR BRENNAN: Okay,
thank you.

MEMBER DOUGHERTY-JOHNSON: I
think I seconded.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MEMBER DOUGHERTY-JOHNSON:

RESOLUTION 12-2025-25:

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

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

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE ROBINS:

RESOLUTION 12-2025-26:

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

Inc. So moved.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN:

RESOLUTION 12-2025-27:

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

MEMBER PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion carries.

MEMBER PHILLIPS:

RESOLUTION 12-2025-28:

WHEREAS, in response to a request for bidders with respect to Contractor Services as Per Specifications - 2026 (the "Project"), bidder Stanley F. Skrezec submitted a timely bid, and WHEREAS, bidder Stanley F. Skrezec is not registered with the New York State Department of Labor pursuant to Labor Law 220-i, and

WHEREAS, entities, including individuals who have failed to register with the DOL are ineligible to bid on a covered construction contracts (except in limited circumstances not applicable here) -- Christmas is getting the better of me.

NOW, THEREFORE, BE IT RESOLVED

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

MEMBER DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MEMBER DOUGHERTY-JOHNSON:

RESOLUTION 12-2025-29:

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

submitted for the Project,

NOW, THEREFORE, BE IT RESOLVED,
that after careful and deliberate
consideration and evaluation of
the submitted bid, the Board
determines that it is in the best
interest of the Village of
Greenport to reject the bid
received due to it exceeding the
allocated budget, rendering the
bid unsuitable and the Board
hereby rejects the bid for the
Project. So moved.

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE ROBINS:

RESOLUTION 12-2025-30:

RESOLUTION authorizing the
re-solicitation of bids for

Contractor Services As Per
Specifications - 2026 following
the rejection of all prior bids,
and directing the Village Clerk to
re-notice the said bid accordingly.
So moved.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN:

RESOLUTION 12-2025-31:

RESOLUTION approving the Public
assembly application for Brian
Rosen on behalf of the LGBT
Network to host NOFO Pride on
Saturday, June 27, 2026, between
the hours of 12:00 p.m. and 5:00
p.m. The event will include a
road closure for the parade and
festival with vendors/organizations

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

MEMBER PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MEMBER PHILLIPS:

RESOLUTION 12-2025-32:

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 approved on the public assembly application of the New York LGBT Network Festival, from 12:00 p.m. to 5:00 p.m. on June 27, 2026. So moved.

MEMBER DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MEMBER DOUGHERTY-JOHNSON:

RESOLUTION 12-2025-33:

RESOLUTION approving the Public
assembly application received from
Destiny Salter and Candace Hall on
behalf of NOFO Kid Connect, Inc.
to host a youth basketball
tournament at the Third Street
Basketball Court on Saturday,
July 25, 2026 between 9:00 a.m.
and 7:00 p.m., including the time
to set up and clean up event. The
applicants are requesting a road
closure on Third Street between
North Street and Center Street.
So moved.

TRUSTEE ROBINS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE ROBINS:

RESOLUTION 12-2025-34:

RESOLUTION authorizing a
nonexclusive 5-year license
agreement (with an option for a
5-year extension) between the
Village of Greenport and the
Peconic Star 3 Corporation for the
berthing and operation of Peconic
Star IV and the Peconic Star V at
the Village of Greenport Railroad
Dock, and authorizing Mayor Stuessi
to execute the agreement between
the Village of Greenport and
Peconic Star 3 Corporation
providing for an annual license
fee of \$5,600 per vessel with
5 percent annual increases,
subject to review and approval of

the agreement as to form by the
Village Attorney. So moved.

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

MEMBER PHILLIPS: Discussion.
Have we seen this contract, Brian,
completed yet?

VILLAGE ATTORNEY STOLAR: No.

MEMBER PHILLIPS: Then why are
we voting on it yet? Why are we
voting on something that we
haven't seen the total legal
language on yet?

MAYOR STUESSI: We're voting
on the terms for it and Village
Counsel is updating the
preexisting, longstanding Village
agreement.

MEMBER PHILLIPS: But they can
only do that on one boat because
the other one, the agreement ended
when the boat was sold. Yes?

MAYOR STUESSI: Well, it's a
new agreement for each one of the

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

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

DEPUTY MAYOR BRENNAN: What was your question?

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

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

the law.

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

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

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

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

MEMBER PHILLIPS: We're not authorizing the agreement?

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

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

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

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

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

VILLAGE ATTORNEY STOLAR: No.

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

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

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

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

meeting with the applicant who was present.

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

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

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

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

MAYOR STUESSI: We have voted that it's signed subject to legal finalizing and then legal has shared with the full Board to see if there are any further edits on it in the past. Patrick?

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

VILLAGE ATTORNEY STOLAR: No. No, it doesn't. The Village Attorney would have to approve it as to form. Before that happens, it gets circulated to the Board. The Board members look at it. If there's any proposed changes, you can provide the changes to the Village Attorney. And at that point, the Village Attorney can approve it as to form. It won't have to come back to the Board.

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

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

VILLAGE ATTORNEY STOLAR: Of
course.

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

VILLAGE ATTORNEY STOLAR:
Absolutely.

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

VILLAGE ATTORNEY STOLAR: Yes,
absolutely.

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

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

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

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

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

But when I say shouldn't, by law

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

MAYOR STUESSI: So I think the point being is the full Board is going to see the agreement, offer any comments on it before it gets signed.

VILLAGE ATTORNEY STOLAR: Correct.

MAYOR STUESSI: The question is, is the Board prepared to authorize the Resolution knowing that or is the Board wanting to hold this off for another month?

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

VILLAGE ATTORNEY STOLAR: Uh-huh.

DEPUTY MAYOR BRENNAN: It sounds

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

TRUSTEE PHILLIPS: No, no.

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

MAYOR STUESSI: Agreed.

DEPUTY MAYOR BRENNAN: And we want to work with the applicant who's interested. We don't want to make it any more difficult. They expressed an interest of trying to make an initial payment before year end, which is really a business planning decision on their part.

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

MAYOR STUESSI: Correct.

DEPUTY MAYOR BRENNAN: It has very little bearing on actually our decision here. None really. It's nice to have for them because they want to make their payment, I guess, for tax reasons to get it off of their --

VILLAGE ATTORNEY STOLAR: Right, and the other part to that is I would suggest to the Village not to accept any payment until you have a signed agreement in place because if you accept it, then there's a presumption and --

MAYOR STUESSI: Yeah, we wouldn't do that. It's policy in Village Hall, nor do we accept postdated checks either.

So is there a motion to modify this Resolution or table it, Patrick? You're the chair of the Waterfront Committee. We'll take your lead on what you think is

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

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

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

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

Mary Bess?

MEMBER PHILLIPS: Yes.

DEPUTY MAYOR BRENNAN: Yes?

Lily?

MEMBER DOUGHERTY-JOHNSON: Yeah.

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

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

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

MEMBER DOUGHERTY-JOHNSON: Yeah.

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

MAYOR STUESSI: Yeah.

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

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

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

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

MEMBER DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion carries.

DEPUTY MAYOR BRENNAN: Who's up?

MEMBER PHILLIPS: Patrick is.

DEPUTY MAYOR BRENNAN:

RESOLUTION 12-2025-35:

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

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

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

MEMBER PHILLIPS: Second.

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

VILLAGE ATTORNEY STOLAR: No.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion carries.

MEMBER PHILLIPS:

RESOLUTION 12-2025-36:

WHEREAS, the Board of Trustees has received and reviewed a copy of a proposed local law to amend the terms of office of alternate Board of Appeals and Planning 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 --

TRUSTEE DOUGHERTY-JOHNSON: -- first.

VILLAGE ATTORNEY STOLAR: The way the statute reads, it provides that you shouldn't have a public hearing until the Planning Board -- until it's provided to the Planning Board for their review. And then have you 45 days to make a decision.

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

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

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

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

VILLAGE ATTORNEY STOLAR: Yeah.

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

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye? I guess everybody --

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

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

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

MEMBER DOUGHERTY-JOHNSON: I

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

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

MEMBER DOUGHERTY-JOHNSON: Right.

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

MEMBER PHILLIPS: Right.

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

MEMBER DOUGHERTY-JOHNSON: Right.

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

VILLAGE ATTORNEY STOLAR: The language in the Code 150-32, prior to public hearing, every such proposed amendment shall be referred by the Village Board to the Planning Board for a report. The Village Board shall not take action on any such amendment without such report from the Planning Board unless the Planning Board fails, for any reason, to render such report within 45 days after its next regularly scheduled meeting following the date of such

referral.

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

VILLAGE ATTORNEY STOLAR: Prior to public hearing, correct.

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

VILLAGE ATTORNEY STOLAR: To the public hearing --

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

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

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

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

VILLAGE ATTORNEY STOLAR: Correct.

TRUSTEE DOUGHERTY-JOHNSON: And

I guess, in theory, it will be referred by the 22nd, right.

DEPUTY MAYOR BRENNAN: But

we're not giving the Planning Board a lot of time here. We're giving them less than 45 days allowable.

VILLAGE ATTORNEY STOLAR: Which

is always the case. Based on the timing of your meetings, you're usually scheduling it out one month and we're later this month -- well, no, we aren't technically.

MEMBER PHILLIPS: No, we're

earlier this month.

VILLAGE ATTORNEY STOLAR: Right.

You're scheduling it one month out. Generally there's a Planning Board meeting in the interim. Something of this is not -- something like what we're proposing is not of a significant magnitude that should take a significant

amount of time for review.

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

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

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

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

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

VILLAGE ATTORNEY STOLAR: --

then you just put it over. Let
the 45 days pass and move forward.
I think their next scheduled
meeting is the 12th.

MEMBER PHILLIPS: It's the 12th.

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

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

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

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

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

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

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

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

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

MEMBER DOUGHERTY-JOHNSON: I
think for practicality, in this
particular instance, it makes
sense to open the public hearing.
We can always keep it open. It's
not like it's a very controversial
-- like I understand what you're
saying, Patrick, with us putting
it out there, but I don't see that
it would be hugely controversial
-- but I understand what Tricia is
saying about process of things.

VILLAGE ATTORNEY STOLAR: The
other thing you can do is just
schedule it rather than for your

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

MEMBER DOUGHERTY-JOHNSON: True.

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

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

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

DEPUTY MAYOR BRENNAN: Yeah. I think Brian has assured us that we're not running afoul of the requirement here if we follow this method. I think there's a courtesy issue here though too. The Planning Board would like to have a review of this before it goes public.

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

DEPUTY MAYOR BRENNAN: And same with the Zoning Board.

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

discussed it.

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

MAYOR STUESSI: What's that?

MEMBER DOUGHERTY-JOHNSON: Which
was yesterday.

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

DEPUTY MAYOR BRENNAN: Yeah.

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

MEMBER PHILLIPS: Right.

VILLAGE ATTORNEY STOLAR: --
on the website.

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

DEPUTY MAYOR BRENNAN: I think
that's --

TRUSTEE PHILLIPS: Would make

more sense.

DEPUTY MAYOR BRENNAN: -- a
good compromise here. It gives
more time.

MAYOR STUESSI: Lily?

MEMBER DOUGHERTY-JOHNSON: Yeah.

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

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

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

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

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

February --

MAYOR STUESSI: Work Session.

MEMBER PHILLIPS: Work Session
or Regular Board meeting?

TRUSTEE ROBINS: What's the
date of the February meeting?

MAYOR STUESSI: Work Session,
so that way if we keep it open --

TRUSTEE ROBINS: Either one,
but what date would that be?

TRUSTEE PHILLIPS: I don't
know. Hold on a second.

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

MEMBER PHILLIPS: 19th and 26th.

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

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

MAYOR STUESSI: Yes.

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

MEMBER DOUGHERTY-JOHNSON: Second.

MAYOR STUESSI: All in favor?

What, Lily?

MEMBER DOUGHERTY-JOHNSON:

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

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion carries.

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

TRUSTEE PHILLIPS: Yes, ma'am.

TRUSTEE DOUGHERTY-JOHNSON:

RESOLUTION 12-2025-37:

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

change for the premises on account of the renovation of the commercial space thereon providing for two separate retail spaces, and WHEREAS, the current retail space is designated as 140 Main Street, and WHEREAS, the applicants seek to renumber the two retail spaces as 138 and 144 Main Street, respectfully.

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

TRUSTEE ROBINS: Second.

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

the fire department is to provide?

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

DEPUTY MAYOR BRENNAN: Okay.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

TRUSTEE ROBINS:

RESOLUTION 12-2025-38:

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

DEPUTY MAYOR BRENNAN: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion carries.

DEPUTY MAYOR BRENNAN:

Resolution 12-2025-39:

RESOLUTION approving all checks
per the Voucher Summary Report
dated December 22, 2025, in the
total amount of \$846,613.51
consisting of:

All regular checks in the amount
of \$804,205.79 and

All prepaid checks (including
wire transfers) in the amount of
\$42,407.72. So moved.

MEMBER PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

MAYOR STUESSI: Motion carries.

With that, thank you, everybody

for being here this evening. I'm going to make a motion to close the regular portion of the meeting and go into Executive Session for the potential hiring of certain individuals and advice of counsel. Do I have a second?

MEMBER PHILLIPS: Second.

MAYOR STUESSI: All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

MAYOR STUESSI: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

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

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

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

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

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

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

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

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



REBECCA WOOD