

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK : STATE OF NEW YORK

3 - - - - -

4 VILLAGE OF GREENPORT
5 BOARD OF TRUSTEES
6 REGULAR SESSION MEETING

7 - - - - - -x

8 Third Street Fire Station
9 February 27, 2025
10 6:00 p.m.

11

12 B E F O R E:

- 13 KEVIN STUESSI ~ MAYOR
- 14 MARY BESS PHILLIPS ~ DEPUTY MAYOR/TRUSTEE
- 15 PATRICK BRENNAN ~ TRUSTEE
- 16 LILY DOUGHERTY-JOHNSON ~ TRUSTEE
- 17 JULIA ROBINS ~ TRUSTEE
- 18
- 19 CANDACE HALL ~ VILLAGE CLERK
- 20 BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

21

22

23 All other interested parties

24

25

1 (Whereupon, the meeting was called
2 to order at 6:00 p.m.)

3 MAYOR STUESSI: I'd like to make a
4 motion to open the February 27,
5 regularly scheduled -- we got a lot of
6 feedback here.

7 I'll make a motion to open the
8 regularly scheduled February 27th
9 meeting of the Village of Greenport;
10 may I have a second?

11 DEPUTY MAYOR PHILLIPS: Second.

12 MAYOR STUESSI: All in favor?

13 (Aye said in unison.)

14 MAYOR STUESSI: Motion carries.

15 Please stand for the Pledge of
16 Allegiance.

17 (Whereupon, the Pledge of
18 Allegiance was recited.)

19 MAYOR STUESSI: Please stay
20 standing for a moment of silence for
21 the following Greenporters: Cathleen
22 Mickaliger, David Peny Moore, Ronald
23 Frank Zahra, Monica Susan "Sue"
24 Lessard, Vernon "Jake" Jacobs, Anthony
25 Dinizio, Helen Brush, and Tony

1 Surozenski.

2 (Whereupon, a moment of silence
3 was observed.)

4 MAYOR STUESSI: Please be seated.

5 Just a few announcements this
6 evening. Thank you, everybody, for
7 being here this lightly raining
8 evening.

9 First one up is the Village of
10 Greenport will be hosting a joint
11 meeting with the Southold Town Board on
12 Thursday, March 20th at 5:00 p.m. at
13 the Greenport Firehouse. That's the
14 location we're in tonight, the Third
15 Street Firehouse. Look forward to
16 having everybody attend. We had a
17 productive conversation just a week ago
18 with the town supervisor, local state
19 senator, state assemblyman, our county
20 legislator and looking forward to
21 following up between the Village Board
22 and the Town Board on a number of
23 different items.

24 Next item up is a public hearing
25 for Chapter 103 entitled rental

1 properties, short term rentals will be
2 held on Wednesday, March 12th at the
3 old schoolhouse at 6:00 p.m.

4 Next item is the Village of
5 Greenport annual tax sale is on March
6 12th. The hours are on the Village
7 website. And our general election for
8 the Village of Greenport for two
9 trustee positions is on March 18th, and
10 there will be two voter registration
11 days at Village Hall on Thursday, March
12 6th from 8:30 to 5:00 p.m. and
13 Saturday, March 8th from 11:00 to 5:00
14 p.m.

15 We had a few items for Board
16 discussion on our last meeting. I'm
17 going to list off a few of them, and a
18 few comments, and if anybody else wants
19 to speak in regards to short term
20 rentals, Chapter 103. The Board has a
21 resolution this evening to pass for
22 that public hearing. We've had quite a
23 few hours of public comment on this,
24 and a number of different meetings of
25 the Village Board on public discussion

1 for this. Is there anything anybody
2 would like to say this evening in
3 regards to this in advance of the
4 public hearing being scheduled?

5 TRUSTEE BRENNAN: I would. So I
6 -- I'm a little bit reluctant to
7 advance the resolution for the short
8 term rental as it has been drafted. So
9 I don't think we really got it right
10 yet in my view. So I know we're trying
11 to accomplish a couple of different
12 goals, which is -- some of it is about
13 protecting our housing stock and
14 maintaining affordability or trying to
15 create affordability, some of it is
16 about quality of life for residents if
17 they're impacted by short term rentals.
18 And I think that the draft resolution
19 that we're talking about, I think
20 there's a resolution later to bring
21 this, right, to a public hearing?

22 MAYOR STUESSI: Yes.

23 TRUSTEE BRENNAN: You just
24 mentioned that. It's the March 12th
25 public hearing. I want to reconsider

1 what we've done there. I think that
2 the -- essentially we created a 15 -- I
3 think we're agreeing or some consensus
4 around a 15-day limit, and then we've
5 eliminated the special exception carve
6 outs, right, which makes sense to me.
7 But I don't think that that really gets
8 at -- I think we could do better in
9 terms of how we try to create more
10 affordable housing. And I think if we
11 consider a different strategy, we might
12 be able to accomplish all of our goals
13 and kind of use our power here on this
14 Board to influence the local housing
15 market a little bit. I understand that
16 housing is a macro issue, right, so
17 we're not the only community that has
18 this problem, but we can do things here
19 in our policy that may be able to
20 influence the market in a direction
21 that we want.

22 So I had prepared an alternative
23 to the resolution that we're going to
24 be considering. I don't know if you
25 want to look at that now, or look at it

1 during the -- so we could have
2 discussion during the resolution itself
3 or we could discuss it now. That's
4 coming up later this evening.

5 MAYOR STUESSI: Yes.

6 TRUSTEE BRENNAN: How would you
7 like to handle it?

8 MAYOR STUESSI: We could discuss
9 it now.

10 TRUSTEE BRENNAN: So I put
11 together -- if you take one of those
12 and pass them down.

13 So I put together a memo on short
14 term rentals, and some of it repeats
15 what we talked about in our July
16 meeting, is that the last time we met
17 at the schoolhouse, I think, to discuss
18 the short term rentals. So I'm just
19 going to read through this. So the way
20 I see it, we have a couple of goals
21 that we're trying to accomplish with
22 short term rentals. The first is to
23 protect our residents and properties
24 against the hazards associated with
25 overcrowded and unsafe living

1 conditions. The second is protecting
2 the quality of life for our residents
3 effected by the transient nature of
4 high turnover visitors. Third,
5 safeguarding our housing inventory from
6 losing long term year-round stock, a
7 mutual functional Village. Fourth,
8 supporting our Business District and
9 our local industry by providing the
10 right balance of visitor accommodation
11 and year-round housing, housing for
12 consumers, workers, volunteers.

13 So I think we have a couple of
14 strategies that we could use. So if we
15 use the levers that are at our
16 disposal, we could influence the local
17 housing market. And we want to craft a
18 clear, easily understood, and
19 enforceable ordinance that encourages
20 compliance. We want to minimize
21 exceptions and carve outs. So I think
22 we can promote our desirable outcomes
23 by incentivizing owner occupancy and
24 incentivizing long term year-round
25 leases. I think at the same time, we

1 can discourage undesirable outcomes but
2 disincentivizing absentee landlords and
3 disincentivizing short term rentals.

4 On page three I put together a
5 proposal about how we would look at the
6 Village in terms of two criteria. One
7 is the type of dwelling, so is it one
8 family, two family, or multifamily; and
9 then the other criteria is how is it
10 occupied, is it owner occupied or is it
11 nonowner occupied? And I think when we
12 look at it that way, we can create an
13 ordinance that really promotes and
14 supports owner occupancy and encourages
15 long term leases, and at the same time
16 allowing for some short term rentals
17 because some of our community members
18 depend on it. So having short term
19 rentals or leases in general help
20 support some of our neighbors because
21 it allows them to stay in their own
22 home, so it actually gets at
23 affordability.

24 And we also heard from our
25 Business District that they are very

1 concerned about, you know, the volume
2 and frequency of visitors, and so we
3 know that the short term rentals is
4 part of how we accommodate a large part
5 of our guests in the summer.

6 So page three and four outline the
7 proposal, and then I also represented
8 it in a chart format on the last page.
9 I think the chart is a little bit
10 easier to look at. So if you look at
11 this, you'll see that I divided this up
12 by dwelling type. Again, dwelling type
13 being residential one family, two
14 family, or multifamily. And then by
15 occupancy type, owner occupied or
16 nonowner occupied. What I'm trying to
17 do here -- so the numbers, the actual
18 numbers of the rental periods and the
19 length of time are less important at
20 this point, it's more about the
21 relative difference. So for example,
22 if we have -- let's just look at the
23 residential two family in the middle of
24 the page here. If we have an owner
25 occupied two family that has two legal

1 dwelling units, I think we can
2 encourage them or favor them by giving
3 them the most short term rentals that
4 we feel comfortable because those short
5 term rentals may be part of their
6 income that they rely on, but also
7 because they live there, they have the
8 most ability to influence the guests
9 with their supervision and oversight
10 because they are present and part of
11 the neighborhood.

12 And then if you switch to the
13 residential two family, the next one
14 down says nonowner occupied. So what
15 I'm suggesting there is that they have
16 a long term rental required, and that
17 being long term I mean 12 month
18 minimum, and if they do that, they can
19 also then have a short term rental in
20 the second unit much like the existing
21 rental code that we have now, but
22 they're slightly penalized here, so
23 rather than allowing one week or two
24 week rentals, they have a minimum of
25 four weeks, and they also have fewer

1 times per year. So what we have the
2 ability to play with here is the length
3 of the rental, and then we can also put
4 a cap on it. We had discussed a cap at
5 the last meeting about the idea of
6 using caps.

7 So I'd like you all to look at
8 this, I know you're just seeing it for
9 the first time right now, so it's maybe
10 a lot to digest. Maybe there's
11 questions.

12 DEPUTY MAYOR PHILLIPS: I was
13 under the impression that we weren't
14 allowing multifamilies to do short term
15 rentals.

16 TRUSTEE DOUGHERTY-JOHNSON: Three
17 or more.

18 TRUSTEE BRENNAN: Yeah, so we have
19 some multifamily, right, we have some
20 residents that have, I think, three
21 units existing.

22 DEPUTY MAYOR PHILLIPS: Three or
23 four.

24 TRUSTEE BRENNAN: Three or four.
25 And then we're also contemplating

1 separately moving towards this ADU
2 idea, which may introduce a third
3 dwelling unit into our two family
4 neighborhoods. So I included the
5 residential multifamily because it
6 anticipates how we might handle the
7 ADU.

8 DEPUTY MAYOR PHILLIPS: Okay.

9 TRUSTEE DOUGHERTY-JOHNSON: I
10 think one thing I like about this is
11 that it does, like, if you have a
12 multifamily, it requires a long term
13 unit in one of them whereas I don't
14 think ours does. The current code
15 we're talking about would just allow --
16 well, it wouldn't allow multifamily,
17 but for a two family, you could have
18 both of them rented short term. And I
19 also like that it include caps because
20 I think that is something we talked
21 about for, like, quality of life and
22 also just to like sort of
23 disincentivize the short term. That
24 makes sense to, like, limit it to a
25 certain amount of things instead of

1 just being two weeks but all year long.

2 MAYOR STUESSI: So you're
3 suggesting going backwards on the prior
4 discussions as it relates to -- I know
5 we originally started with the
6 recommendation from the Code Committee
7 of a minimum of a month, 29 days, and
8 then after lengthy discussion, a lot of
9 public hearings, we settled on two
10 weeks that we were all in agreement
11 with, not restricting it to owner
12 occupied or not, but any residents. We
13 weren't putting that qualifier in
14 there. So you're now suggesting that
15 nonowner occupied would be a four week
16 minimum and owner occupied being
17 primary residence or not, so somebody
18 who might split their time between the
19 city and here, if the city is
20 considered their primary residence --

21 TRUSTEE BRENNAN: Then it doesn't
22 apply to them. So I've got some
23 definitions. So what I was thinking
24 about in terms of primary residence,
25 it's where you're legally domiciled.

1 So it's not your second home. You
2 know, depends on whatever -- where you
3 vote or whatever.

4 DEPUTY MAYOR PHILLIPS: Right.
5 Because this document has the
6 definition principal
7 domicile/residence.

8 TRUSTEE BRENNAN: So I don't look
9 at it as we're going backwards, I think
10 what I'm trying to do is tease apart --
11 the two weeks that we settled on seems
12 blunt because it doesn't allow us to
13 put the thumb on the scale a little
14 bit. So that two weeks treats all
15 types of ownership equally. I think we
16 have an ability to favor owner occupied
17 units.

18 DEPUTY MAYOR PHILLIPS: So
19 Patrick, how would you put that into --
20 one of the goals was to actually have
21 the transient rentals, which is what
22 it's called in this draft -- this
23 document that was sent to us, I mean,
24 there was some requirements as far as
25 it had to be registered, you know,

1 there was a suggestion of registering
2 it under the real property law. How
3 would you separate with people who are
4 going back and forth between owner -- I
5 mean, between transient and long term.

6 TRUSTEE BRENNAN: So I had
7 envisioned that we would keep most all
8 of those things that are in the current
9 draft, right, so a lot more
10 enforcement, there's a lot more
11 specifics on the rental registry. I
12 think that's all really necessary.

13 DEPUTY MAYOR PHILLIPS: Okay.

14 TRUSTEE BRENNAN: So that's an
15 integral part of this because -- I know
16 there's more permutations here, right,
17 so nailing down exactly which unit
18 someone lives in, which one they're
19 going to rent, which is long term,
20 that's super important in this case,
21 otherwise we would lose track.

22 DEPUTY MAYOR PHILLIPS: And I also
23 think it also would give us the data to
24 understand how many short term rentals
25 we really do have and how it's being

1 worked, and hopefully we'd be able to
2 implement the program that we
3 contracted for two years ago to help
4 with that data collection because I
5 think it's important not only for the
6 residents to understand that but the
7 business community too since we also
8 took the initiative to kind of put a
9 cap on hospitality facilities within
10 the Village to probably only being what
11 we currently have. And that's
12 important because I do know that at
13 some point, hopefully the Town of
14 Southold doesn't allow it, but I've
15 always had in the back of my mind at
16 some point some major hospitality
17 company may come in and build up on the
18 North Road, and we don't want the
19 business from the Village being -- you
20 know, it's easy to go west and east
21 than come down to our Town where it's
22 congested. So those are some of the
23 things that crossed my mind. But part
24 of the goal was to try to find out, you
25 know, what do we really have in the

1 community that's short term rental and
2 how it's used. I think that was the
3 whole goal of registering and
4 separating them out.

5 I do think that the fee that's in
6 here could go a little higher for a
7 transient rental because they, you
8 know, they're effectively in business.
9 And you know, that's where I'm coming
10 from. This is interesting concept,
11 okay, I think it's something that needs
12 to be discussed. I don't know how we
13 can go to public hearing, other than to
14 hear again from the community because
15 this would be the document that would
16 be going out for public hearing. I'm
17 just putting that on the table. I'm
18 not saying yay or nay.

19 TRUSTEE ROBINS: I think we should
20 go out to public hearing right now with
21 all we have to be honest with you. I
22 think that this is -- personally, I
23 mean, I think it's a little
24 overcomplicated, and I'm concerned
25 about enforcing it. It's very detailed

1 and we don't have the enforcement
2 capability right now. I don't know if
3 we have the money to do it to be honest
4 with you. Mary Bess may be right that
5 the software that we purchased, you
6 know, which we haven't even tried out
7 yet can be used, but we haven't seen it
8 in action yet. So I just would
9 hesitate to kind of change it up at
10 this point. I think we've heard from
11 the community quite a bit on it, and I
12 think that most people are prepared to
13 go to public hearing right now with
14 what they've heard. I don't know about
15 anybody else on the Board, how they
16 feel about it.

17 MAYOR STUESSI: I feel it's
18 important to hold the public hearing
19 with the language that's been talked
20 about at the series of meetings. The
21 other thing I would add is that our
22 current contemplated draft language is
23 essentially the same as what the Town
24 is on things, and while I think there's
25 some merit in having further

1 discussions about some of these
2 additional restrictions that Trustee
3 Brennan has put here, I'd like to hear
4 what the public has to say on the
5 latest version. And my inclination
6 would be that it might make sense to
7 get that in place, you know, start, you
8 know, enforcing it and then see where
9 we are while we continue to have a
10 discussion about further allowances or
11 not at different levels.

12 TRUSTEE ROBINS: I'm not at all
13 opposed, you know, we can tweak this
14 too. We're not locked in. If we pass
15 a resolution, we make it the code, and
16 we try it out and we say after a year
17 this really isn't working, we, you
18 know, then we rewrite it and we have
19 something to work with. But we don't
20 have a lot to work with right now. Our
21 old law didn't work correctly, so I
22 think that's where I would want to go
23 with it. I agree with Kevin.

24 MAYOR STUESSI: Mary Bess or Lily?

25 TRUSTEE DOUGHERTY-JOHNSON: I

1 mean, I'd rather do it right, and, you
2 know, and thoughtfully, and also
3 quickly. And I guess part of me -- I'm
4 not sure, like, we could have a public
5 hearing on the 27th or the 20th, right,
6 like we usually do, and then we'd have
7 a little more time if we wanted to
8 tweak this.

9 MAYOR STUESSI: If we wanted to
10 make changes.

11 TRUSTEE DOUGHERTY-JOHNSON: I
12 think that that -- I don't know, that
13 makes sense to me. I feel like what we
14 got to before was, like, very much a
15 compromise and everyone sort of -- I
16 mean, which is always going to happen,
17 but I think there's some merit to
18 having a little bit more nuance, and if
19 we do have software that can do this,
20 it seems like it's not that complicated
21 to actually enforce.

22 But I mean, on the other hand, I
23 don't mind hearing the public's
24 thoughts on everything. It just seems
25 like the current code we have in front

1 of us, the draft, really is the same as
2 we had before except for two weeks.
3 And we've heard a lot already so. It
4 seems like it's not -- that's not a
5 huge change, we're not --

6 MAYOR STUESSI: We didn't get
7 official public comment on two weeks,
8 we got official public comment --

9 TRUSTEE DOUGHERTY-JOHNSON: No,
10 but I mean, people were talking.

11 MAYOR STUESSI: -- 30-day rentals.

12 TRUSTEE DOUGHERTY-JOHNSON: Yes.
13 But I feel like, I mean, nothing is
14 going to make everyone totally happy or
15 be a perfect solution.

16 DEPUTY MAYOR PHILLIPS: I agree.
17 I would like -- I mean, what Trustee
18 Brennan has presented is something that
19 needs to be talked about. I think as
20 far as the public hearing, there are
21 other things in this document that
22 everyone was so intent on the 30-day
23 situation that I don't think we got a
24 fair amount of comment on the rest of
25 it, and I think we do need to have

1 comments on the rest of it. It's very
2 detailed and very, very -- has a lot
3 that some people may decide not to rent
4 at all to be honest with you by going
5 through some of the requirements. And
6 I think that's what some of them --
7 that I would like to hear the public
8 discuss on some of the requirements
9 that are being made. So as far as the
10 public hearing, I don't have a problem,
11 as I said before, but I do think that
12 as Trustee Brennan has brought this to
13 us, I think we need to have the
14 opportunity to digest and talk about
15 it.

16 TRUSTEE ROBINS: I've done a lot
17 of reading since we started this whole
18 short term rental thing, and I will
19 tell you that number three of your
20 goals about protecting the year-round
21 rental stock, I'm really not so sure we
22 can control that, you know, in terms of
23 guaranteeing year-round rentals for
24 people. Unfortunately I think that
25 people own houses, and, you know,

1 they're not necessarily going to turn
2 them into year-round rentals. I know
3 because I manage rentals for somebody.
4 He's committed to year-round rentals,
5 but it's a format that he set up for
6 himself for many, many years, but I
7 don't know if this addresses all of the
8 newer rentals that we're seeing right
9 now. I wish we could. I wish we could
10 bring it back the way it was when we
11 used to have lots of rentals for
12 people, but we don't anymore, and
13 that's the reality. So I'm not sure if
14 this is going to change that or not.

15 TRUSTEE BRENNAN: What I'm trying
16 to do -- I think it's difficult, I
17 agree with you. What I'm trying to do
18 here in the case of a nonowner occupied
19 is that we require them to put one unit
20 into long term that allows them to have
21 one unit short term, and I'm trying to
22 tease apart the 15 days so we're a
23 little bit more aggressive on allowing
24 short terms and simultaneously
25 requiring some situations to include

1 long term. I'm trying to get a
2 balance.

3 DEPUTY MAYOR PHILLIPS: I think
4 that's our job, I mean, in anything
5 that we have presented to the Board
6 here we need to -- we just can't focus
7 on the request, we have to take a look
8 at what it's going to do within the
9 community, how it's going to effect --
10 I mean, we're a multi-zoned community,
11 which has housing next to businesses,
12 so we kind of have to look at the
13 picture as a whole sometimes and not
14 just focused on one thing, and I think
15 that's probably where you're coming
16 from with this.

17 TRUSTEE BRENNAN: We've had a lot
18 of time to think about this since our
19 last discussion.

20 TRUSTEE ROBINS: We have, but I
21 would like to hear from the public
22 again. Sometimes there's new articles
23 that are coming out, information, so I
24 really think it's important that we
25 hear from the public.

1 TRUSTEE BRENNAN: So I think the
2 decision for us is whether we want to
3 advance the draft that we had, get the
4 public comment based on that, or
5 whether we want to rework it, take a
6 little more time, rework the draft, and
7 get public comment on something maybe
8 along the lines of what I put before
9 you today.

10 I totally understand where you're
11 coming from. I think we do need more
12 public comment. I agree with Trustee
13 Phillips, there's a lot in there about
14 the registry, the enforcement, and the
15 specifics. So we haven't really gotten
16 a lot of feedback on that yet.

17 DEPUTY MAYOR PHILLIPS: No, we
18 haven't. And I'll be honest with you,
19 in reading it, I was -- I saw it in a
20 different view looking at it taking
21 myself away from being a landlord.
22 Someone wanting to contemplate being a
23 landlord or contemplate doing a short
24 term rental. So that's how I looked at
25 it, and we didn't really hear from the

1 public on some of those actions because
2 they were really focused on the term --
3 the time limits, you know what I'm
4 saying.

5 TRUSTEE BRENNAN: Yeah. So we
6 also want to do this in a timely way.
7 So there's an issue, you know, whether
8 we move down the path of what we have,
9 get the public feedback, and then we
10 may find ourselves in a position where
11 we have to redraft it again and do it
12 again. Or we could take -- I think
13 this could be actually a time saver if
14 we wanted to contemplate some changes
15 now, and then put it out to public
16 comment. I think we would probably
17 shave half a month or a month off the
18 process.

19 MAYOR STUESSI: Well, if we go
20 ahead with the public hearing for
21 comments, we can then have a discussion
22 in our next work session about that
23 comment plus any thoughts on this as
24 everybody digests it. I don't see us
25 as losing any time.

1 DEPUTY MAYOR PHILLIPS: I don't
2 either. I think that our public
3 hearings are meant for the public to
4 come back and say, okay, we don't agree
5 with you, we think you've gone the
6 wrong direction. I think we need that
7 input, especially on this topic. So
8 I -- we can have the public hearing and
9 come back and discuss it and change it
10 as many times as we want. I think
11 that's a good way of getting the
12 communication out and having the public
13 actually participate in the final
14 version. So public hearing, I have
15 always supported those.

16 TRUSTEE BRENNAN: Thanks for --

17 MAYOR STUESSI: Thanks for all the
18 work on this. Give it some thought.

19 Next item we're going to discuss a
20 bit more in our next work session.
21 This is the summer paid parking. As
22 everybody is aware, we did the test
23 last year, Labor Day through Indigenous
24 Peoples Day. It was quite successful.
25 Adam has budget numbers for running

1 this again this summer and we would be
2 looking, as we talked last year, late
3 May, Memorial Day essentially through
4 Columbus Day as well, and he'll talk a
5 little bit further about that in
6 regards to, you know, some projections
7 on it. We had a lot of support from
8 the Business District as well as part
9 of it. They were the ones that have
10 been asking for it for a number of
11 years before we did the test last year.

12 The sewer study and moratorium we
13 will also be spending some time on our
14 next work session. I think we're at a
15 point with the final report coming in
16 with all of the changes relative to
17 some FEMA updates on buildings that may
18 need to rise and some of the additional
19 work that's been done on ground water
20 intrusion. And I'd like to think that
21 we're in a position where we can make a
22 decision on lifting the moratorium but
23 likely with restrictions as we heard
24 from our sewer consultant. As part of
25 that, we will also have a presentation

1 on some grant funding relative to big
2 New York State Downtown Revitalization.
3 This one we talked about before, but
4 we're going to spend a bit of time
5 after the joint meeting diving into
6 this further. This is the New York
7 Downtown Revitalization, which there is
8 some great opportunity for us to get
9 funding from the State as well as the
10 County on that. There's also another
11 big ports one. We, of course, have a
12 lot of things going on with the marina
13 and then the entrance into Stirling
14 Harbor, so we'll talk about that,
15 climate resiliency as part of it too.

16 DEPUTY MAYOR PHILLIPS: I was
17 going to ask you, I had sent an e-mail
18 today that there is the Department of
19 State and DEC are --

20 MAYOR STUESSI: The climate
21 resiliency one? Yeah, that's on the
22 list. I just mentioned climate
23 resiliency.

24 DEPUTY MAYOR PHILLIPS: The grant
25 company McBride is going to be giving

1 us --

2 MAYOR STUESSI: That's what we're
3 going to be talking about.

4 And then so the other thing is
5 there's also a County program that
6 we're going to be reviewing too
7 relative to a revitalization as well.

8 DEPUTY MAYOR PHILLIPS: Do you
9 think perhaps before the next meeting
10 we could get some type of a rundown?

11 MAYOR STUESSI: Yeah, there will
12 be a list that's going to come as part
13 of it and a presentation.

14 TRUSTEE ROBINS: We've never met
15 the people from --

16 MAYOR STUESSI: I've got somebody
17 coming.

18 TRUSTEE ROBINS: They will be
19 here. All right.

20 MAYOR STUESSI: One of the ones
21 that's going to be challenging though,
22 and I touched on this, I know Patrick
23 was there, I don't know if anybody else
24 watched the video, the presentation
25 that we had with the State senator,

1 assemblyman, town supervisor.

2 DEPUTY MAYOR PHILLIPS: Yes, I
3 did.

4 MAYOR STUESSI: The federal
5 transportation grants we're going to
6 have a lot of challenges getting unless
7 the rules change because the new rules
8 require an increasing birthrate and
9 marriage rate, and obviously being a
10 naturally occurring retirement
11 community, that's a real challenge.

12 TRUSTEE BRENNAN: I don't know
13 what we can do about that.

14 MAYOR STUESSI: We all need to
15 swap partners and find folks that can
16 have babies. But I think we are going
17 to be completely off the list for
18 anything from the federal
19 transportation.

20 TRUSTEE BRENNAN: That's
21 discouraging.

22 I had a comment on the sewer
23 study. Can we talk about that a little
24 bit? So I was at the event that you
25 referred to that the new Civics group

1 put together, which was very nice, and
2 they did a good job, it was well
3 attended. I was very discouraged by
4 Supervisor Krupski's continuing effort
5 to obstruct the CPF funding that we're
6 trying to get to the Village. So he
7 continued to obfuscate and obstruct, he
8 suggested that there was confusion
9 about the law. He was deflecting.
10 Anyway, I think that we need to -- as
11 we consider coming out of the
12 moratorium on the sewer, we really to
13 think hard about how we can best
14 leverage our sewer system. We've
15 talked about this before. This is
16 something that's really great for
17 Greenport, but it also is good for
18 Southold particularly when you're
19 talking about development, whether it's
20 affordable housing or resorts,
21 entertainment. And what I'm going to
22 suggest is that we take a hard look at
23 the sewer situation outside of the
24 Village. So I know that we have a
25 district that's I think a little bit

1 undefined in my understanding.

2 MAYOR STUESSI: Yeah, so that's
3 one of the things we're going to need
4 to define.

5 TRUSTEE BRENNAN: So I would
6 suggest that we come out of the gate
7 and we have a very narrow definition of
8 what our sewer district is, that it be
9 the Village and these existing
10 properties that are currently served
11 and nothing else. Because I think that
12 our sewer is such an important part of
13 accomplishing -- for the Town to
14 accomplish some of their goals. So if
15 they want to build housing, they talk
16 about this, they know they want it to
17 be in an area that has jobs, and
18 shopping, and walkability, that's us.
19 So I think we need to get a little
20 tougher on the sewer thing and try to
21 maximize that resource that we have.

22 DEPUTY MAYOR PHILLIPS: Well, I
23 also think that coming from the other
24 side, that dealing with Southold Town's
25 codes, their CPF money is built under a

1 program that they have to create every
2 year, and they're currently updating
3 their CPF code plan book, and I do know
4 that there was something at their last
5 board meeting Tuesday, but I think that
6 we need to concentrate on another end
7 of just getting part of that plan book.
8 I think we need to present to them that
9 we have projects and things that we
10 want to be part of, and since we have
11 the 10 percent that still has to be
12 defined, I guess, how it's going to be
13 used, how it's going to be distributed
14 or whatever.

15 MAYOR STUESSI: It is very clearly
16 defined in the New York State law,
17 which is the point I made in the
18 presentation. There's no arguing about
19 it.

20 DEPUTY MAYOR PHILLIPS: I'm not
21 arguing about it, but the Town is
22 trying to massage it from what I
23 understand of listening to their
24 meeting and asking some questions of
25 some of the Town Council people that I

1 think we need to make sure that we're
2 part of that plan, especially water
3 quality as well as the housing. To
4 date, we still don't have an intermural
5 agreement for the housing plan that
6 we're part of.

7 MAYOR STUESSI: It's not just the
8 housing plan, Mary Bess, it's the CPF
9 plan.

10 DEPUTY MAYOR PHILLIPS: That's
11 what I'm talking about.

12 MAYOR STUESSI: I think the
13 important point for everybody to
14 remember is that the water quality use
15 of CPF funding passed, what was it,
16 2017, and was never adopted by the
17 Town, which is a State requirement to
18 do so. Every single other town on the
19 eastern end adopted it, and that's
20 where it needs to start. And we can
21 discuss this again in our next joint
22 meeting.

23 DEPUTY MAYOR PHILLIPS: As I said,
24 they have a play book that we need to
25 be part of. And that will assure us to

1 be part of what's going on in their
2 decision making in the future. I
3 brought that up when we had a joint
4 meeting or when we were before them --
5 yes, at the joint meeting, that, you
6 know, their code is explicit, so I
7 think we need to also work on both
8 ends, not only the sewer, but on
9 getting them to realize and recognize
10 we want to be part of that CPF plan.

11 TRUSTEE BRENNAN: How do you
12 envision that, being more part of it?

13 DEPUTY MAYOR PHILLIPS: I think we
14 need to approach them and say we're
15 part of this. You have this vague
16 phrasing in this book that says
17 historic buildings or historic whatever
18 that you can use CPF money for, but all
19 of their applications go through a
20 process through the land --

21 MAYOR STUESSI: Land preservation.
22 That's the issue though, very simply,
23 is that the only thing that can be
24 applied for is preservation of land.
25 There's no ability to apply for use of

1 the funds for water quality because a
2 water quality plan doesn't exist nor is
3 there ability to apply for the use of
4 the funding towards historic
5 preservation because there's no plan
6 that exists.

7 DEPUTY MAYOR PHILLIPS: That's
8 what I'm saying is we need to squeak on
9 them to be part of the plan. So I
10 mean, I can send everybody a copy of
11 it. I think I did one time before. It
12 goes back --

13 MAYOR STUESSI: I think we've all
14 got the plan.

15 TRUSTEE BRENNAN: I agree with
16 you. I think we need to --

17 DEPUTY MAYOR PHILLIPS: Go from
18 both directions.

19 TRUSTEE BRENNAN: Yeah, we've got
20 to leverage the sewer. I don't know
21 what else we have that they need.

22 TRUSTEE ROBINS: We all need the
23 sewer though, that's the problem. For
24 any kind of effective development of
25 housing out here beyond what we have

1 right now is going to require sewer.
2 And I think that beyond just what we're
3 looking at right now, I think we have
4 to look at some kind of joint grants
5 maybe where we can expand the sewer.
6 You're saying, well, let's just stick
7 with what we have right now, but how
8 are we going to ever build any
9 additional housing really unless
10 there's a sewer. I mean, you read that
11 anywhere, and they all talk about that.

12 TRUSTEE BRENNAN: I'm just talking
13 about a starting point for negotiation.
14 I'm not really talking about
15 restricting the sewer long term. I
16 just think we need to be very
17 thoughtful about how we provide sewer
18 outside of the Village so we can
19 advance our goals. But you're talking
20 about being more part of the -- and I
21 agree, housing and everything is --
22 that's what I'm saying, it's so
23 important to not only the Village, but
24 it's also important to the Town.

25 MAYOR STUESSI: The other issue

1 with building housing is it requires
2 zoning change because there's a number
3 of areas that don't yet allow for
4 housing as we talked about before, the
5 entrance to Greenport.

6 TRUSTEE ROBINS: But anyhow, so
7 that's all. I have some points I'll
8 bring to the meeting when we're meeting
9 with the Town.

10 MAYOR STUESSI: Yeah, and then
11 next week we have the first kick off
12 meeting of the new advisory committee
13 that's been formed, which is part of
14 the State law, so that's on Friday.
15 I'll update everybody after that. We
16 can talk about it at our next work
17 session.

18 TRUSTEE BRENNAN: What is this
19 committee?

20 MAYOR STUESSI: This is the State
21 mandated committee, which is the five
22 town supervisors, State assemblymen,
23 State senator, one representative from
24 the ten villages, one mayoral
25 representative from the ten villages,

1 which I was appointed by all the other
2 villages to be that representative, and
3 then there will be five community
4 members who are going to be appointed
5 by State representatives who will
6 represent environment, water quality,
7 agriculture, aquaculture, and
8 recreation as well.

9 TRUSTEE BRENNAN: What can you do
10 to get a Greenporter on that?

11 MAYOR STUESSI: We're working on
12 it.

13 TRUSTEE BRENNAN: Okay. Good
14 luck.

15 MAYOR STUESSI: Jay, somebody got
16 fireworks going? Sounds like a hair
17 dryer in a bathtub.

18 Next item up is the ferry queue
19 and jitney project. We'll have a more
20 comprehensive update after next week.
21 Next week we get a 30-day update from
22 the contractor, but I will say I've
23 been very impressed with Corazzini, the
24 contractor, and our construction
25 management company, MD5 with all the

1 challenges with the frozen ground and
2 weather. They really made up for some
3 time over the last couple of weeks. If
4 you take a look, most of the curbing
5 has actually all been poured, and they
6 did the specially treated concrete for
7 cold weather so that they were able to
8 go ahead and do that and covered it
9 with the required blankets. All of
10 that is in for the most part all the
11 way around the Maritime Museum, Eastern
12 Seaport Museum, if you take a look
13 there, it's all around the railroad
14 museum. Mr. Fisher, I see you in the
15 back. It's been done around the edge
16 of the railroad tracks as well on the
17 north side of it, and they've placed
18 every single one of the water retention
19 basins in the ground, most of them have
20 now been buried. The trenching has
21 been done going directly in front of
22 the ferry, and they had to reroute
23 ferry traffic down Third Street for the
24 day that that happened earlier this
25 week. And next week there will be a

1 meeting with the ferry company, the
2 jitney company, and Long Island
3 Railroad to look at timing for doing
4 the parking lot on the south side of
5 the tracks, which they're targeting to
6 do all that work just before Easter in
7 late March and early April. And
8 decisions not yet made as to whether
9 that will be done in two phases or one
10 phase. There's also an additional
11 track work -- all that work that Long
12 Island Railroad did in repairing and
13 removing the one track across Fourth
14 Street and all the way down behind the
15 museum, and so that crossing, which is
16 so much better now, they are going to
17 be coming in on Fifth Street and doing
18 the same thing. We were originally
19 told that they likely wouldn't be
20 hitting that until end of the year or
21 next year, but they've been able to
22 accelerate that, which is great news,
23 and it appears that they will have that
24 done in the next couple of months as
25 well, hopefully timed with the rest of

1 this in advance of Memorial Day, which
2 is really fantastic news. I really
3 compliment all of the effort by Long
4 Island Railroad, the president who was
5 here for the big celebration that Don
6 Fisher put on, he's been extremely
7 accommodating with their whole team on
8 all the work they've been doing, and
9 it's really been impressive to see what
10 they've done together with the
11 contracting crew.

12 DEPUTY MAYOR PHILLIPS: I have --
13 has there been any change orders?
14 Because usually with projects we --

15 MAYOR STUESSI: So the one that we
16 had talked about prior, they are
17 getting all the final pricing on it,
18 which is the elimination of -- as
19 you'll recall, there were six queuing
20 lines in the ferry project per the
21 original design, the original design
22 predates our Board, you and Julia
23 worked on that with the team in the
24 last administration, which for the
25 benefit of the public, we've talked

1 about it before, but the challenge is
2 that we have so many trucks coming to
3 the north fork now of significant size,
4 construction trucks, landscape trucks,
5 and then the big one is the water
6 trucks as well who are going to the
7 south fork, and they come through the
8 Village and cross over Shelter Island
9 to get over there because they save
10 time rather than sitting in traffic on
11 the south side. And so in order to
12 accommodate the increased number of
13 these trucks, the ferry company made
14 the recommendation to eliminate one of
15 the lines and allow one larger one to
16 allow more trucks, and then the pull
17 out into the ferry queue also was
18 slightly modified in order to have a
19 mountable curb structure so these
20 trucks can get in even easier because
21 of the size of some of those. So to
22 answer your question, Mary Bess, those
23 numbers are just coming together. I
24 think we will have a final one in our
25 meeting next week.

1 And then my recollection, the only
2 other real changes were additional
3 curbing and sidewalk because of the
4 elimination of that third rail coming
5 in across Fourth Street and over by the
6 railroad museum, and of course back
7 behind the Maritime Museum, which
8 allows us to really create a nice
9 little garden event space behind the
10 museum. There was a lot of garbage
11 there, which is all removed now, but
12 there will be some additional work
13 going in there.

14 DEPUTY MAYOR PHILLIPS: And from a
15 financial point of view, we've taken a
16 BAN, if I remember correctly.

17 MAYOR STUESSI: I'll let Adam
18 address that in the next meeting as far
19 as where we are on things. Our
20 contract was less than what we had gone
21 out for on it. It's, of course, a lot
22 more than it would have been had the
23 work been done long ago before COVID,
24 but everything is tracking in good
25 shape aside from these changes that

1 needed to be done in order to
2 accommodate the new larger trucks.

3 DEPUTY MAYOR PHILLIPS: Well, the
4 other point I'm getting to is that the
5 Shelter Island North Ferry is a
6 business doing business in the Village
7 of Greenport, and I have asked before,
8 and I think Julia probably will
9 remember many times we discussed where
10 the Shelter Island company help pay
11 toward some of the interest payments
12 for the BANs and for the bonds and
13 whatever, and I don't know if that ever
14 was continued in the previous
15 administration. I don't remember
16 seeing anything, other than they shared
17 the cost of the planning, if I remember
18 correctly.

19 TRUSTEE ROBINS: I think that was
20 all they shared.

21 DEPUTY MAYOR PHILLIPS: I think in
22 fairness to our residents --

23 TRUSTEE ROBINS: We did have
24 discussions about that.

25 DEPUTY MAYOR PHILLIPS: I'm hoping

1 that you could bring that up when you
2 have a discussion.

3 MAYOR STUESSI: I've brought up a
4 number of things, including looking at
5 them raising rates on these trucks to
6 try and discourage them from coming.
7 There is, as I mentioned in I believe
8 our last meeting, maybe it was the one
9 prior to that, a preexisting agreement
10 with the ferry company that the Village
11 Board signed in the last administration
12 as far as what their responsibilities
13 were.

14 TRUSTEE BRENNAN: I think you
15 could look at that. It's difficult,
16 the project is substantially underway.

17 TRUSTEE ROBINS: Well, maybe it
18 would just be more moving forward, some
19 kind of a fee or tax usage fee on the
20 trucks that are coming through here
21 putting wear and tear on our roads and
22 that kind of thing.

23 MAYOR STUESSI: I think that's a
24 different discussion all together as to
25 whether the Village -- and I believe

1 this was all -- I remember Bill Swiskey
2 bringing this up.

3 TRUSTEE ROBINS: This is his
4 thing.

5 MAYOR STUESSI: Worth a
6 conversation with Village Council as to
7 whether that's possible at this point.

8 TRUSTEE BRENNAN: I've gotten some
9 feedback from some operators in the
10 Sterlington Plaza area. So they feel
11 like the ferry queue project is having
12 a negative impact on that parking lot.
13 So this is nothing new, they have an
14 issue with maintaining their -- it's a
15 private parking lot, so they're seeing
16 -- they're reporting more problems,
17 more instances of people parking,
18 leaving their cars there, and they
19 asked if the Village could do something
20 to maybe adjust the times of the
21 parking on lower Third Street during
22 the duration of the construction. So
23 is there anything we could do so that
24 there's accommodation for parking
25 that -- so there's more turn over maybe

1 on lower Third Street?

2 MAYOR STUESSI: I think if it's a
3 private parking lot, if they want to
4 protect it like they do on holidays,
5 they put somebody out there. I don't
6 know what we're going to do.

7 TRUSTEE DOUGHERTY-JOHNSON: Sorry,
8 Patrick, where do you mean on lower
9 Third Street?

10 TRUSTEE BRENNAN: Between Front
11 and --

12 TRUSTEE DOUGHERTY-JOHNSON: Oh,
13 like, on the street, which is not
14 really timed parking right now.

15 TRUSTEE BRENNAN: So they were
16 asking for something that could be done
17 during the duration of the construction
18 project to ease their problem. They
19 understand they have to do their own
20 thing on their property, signage,
21 whatever. They could have an
22 attendant.

23 MAYOR STUESSI: That's what
24 they've typically done.

25 TRUSTEE DOUGHERTY-JOHNSON: Are

1 there signs there saying it's one hour
2 parking?

3 DEPUTY MAYOR PHILLIPS: No, there
4 is no timed parking.

5 MAYOR STUESSI: But in their
6 parking lot it says private parking --

7 (Whereupon, there was simultaneous
8 crosstalk.)

9 TRUSTEE DOUGHERTY-JOHNSON: I'm
10 just asking what could we even do.

11 TRUSTEE BRENNAN: I don't know. I
12 said I would bring it to the Board.
13 They're definitely feeling it.

14 MAYOR STUESSI: I mean, the
15 construction project certainly has
16 impact, especially when it's being done
17 in such a tight little area as well.

18 DEPUTY MAYOR PHILLIPS: Is it the
19 delivery trucks that are causing part
20 of the problem because they can't get
21 down and turn around?

22 MAYOR STUESSI: No, it's people
23 parking in their private parking lot.

24 TRUSTEE DOUGHERTY-JOHNSON:
25 Probably because they were parking

1 where the construction --

2 TRUSTEE BRENNAN: So they're
3 catching the overflow in a sense.

4 MAYOR STUESSI: And there's still
5 a good amount of parking over in the
6 jitney, Long Island Railroad.

7 DEPUTY MAYOR PHILLIPS: They just
8 have to walk.

9 TRUSTEE DOUGHERTY-JOHNSON: Or you
10 have to plan to go down Fourth Street,
11 if you didn't plan.

12 MAYOR STUESSI: It's human nature
13 to want to park as close as you
14 possibly can to where you're going.

15 TRUSTEE BRENNAN: I just have one
16 question. You talked about the summer
17 paid parking, does that have any
18 implications for Village staffing,
19 personnel; how do we do that?

20 MAYOR STUESSI: This is more of an
21 issue with policing and traffic
22 control, which we have on our agenda
23 for the Town for March 29th and prior
24 meetings as well.

25 DEPUTY MAYOR PHILLIPS: I believe

1 that it's going to be on Front and Main
2 for the summer, is that what the plan
3 is for the parking?

4 MAYOR STUESSI: Yeah, he was
5 talking about Town staff.

6 TRUSTEE BRENNAN: Village staff.
7 Is there any Village staffing needed
8 for this? Your vision, it's all Town?

9 MAYOR STUESSI: Yeah, it's a
10 traffic control officer. That's what
11 we pay taxes for, for our police
12 department. We need the traffic
13 control officers dealing with Village
14 issues like they do elsewhere in the
15 Town.

16 Last item, real quickly, is the
17 carousel. The latest update, very
18 briefly, is the main center structure
19 was pulled down and is currently over
20 at North Fork Welding, they're taking a
21 look at it, and the horses have been
22 structurally repaired. We're awaiting
23 an updated proposal for work moving
24 forward, which would include what will
25 be required on that center structure as

1 well as then a reassembling everything
2 that is in there. And the hope is that
3 all of this will come in a larger
4 package with, you know, different ones.
5 I know you've mentioned looking at
6 doing some sort of contract for this,
7 which legal has and will take a look at
8 that with this as well. We'll, of
9 course, share -- Adam will share this
10 when we get something from them as far
11 as the proposal for the remainder of
12 the work. Still awaiting feedback from
13 the County and a visit from the county
14 exec on coming out in regards to their
15 potential funding to help with this as
16 well. The good news with all the
17 horses -- I don't know if you got over
18 there, Julia, when we talked about it
19 the other day.

20 TRUSTEE ROBINS: I didn't
21 actually. I wanted to.

22 MAYOR STUESSI: So if you think
23 about the horses and how they're
24 attached on the poles, you can imagine
25 over the course of 100 years plus, some

1 of the horses were 110 years old and
2 some of them might have been 50 years
3 old, over time different things happen.
4 You know, folks would put in different
5 types of bolts and screws on the bottom
6 of them to the plates that they sit on
7 top of the pole with, and so the
8 restoration crew removed all of those,
9 they attached the pieces because each
10 of one of these wooden or metal horses
11 has different parts and pieces, made
12 sure that they're now solid and not
13 flexible in any way so that the pieces
14 are all put together very strongly, and
15 then they re-put the grommet at the
16 bottom on all of them and with the same
17 sets of attachments so that there's
18 only one tool that's needed as opposed
19 to looking at whether it's a screw
20 driver of this type or that type, et
21 cetera, et cetera. So that will be
22 enormously helpful for long term. And
23 then, as we mentioned before, they have
24 taken one horse up to their shop to do
25 a complete restoration on it so that we

1 could have it showcased somewhere
2 potentially for longer term fundraising
3 to look at doing work on the horses,
4 the beauty of all of them. I know that
5 when that's back, it's going to come to
6 the Carousel Committee to take a look
7 at it. I know Rick talked to you guys
8 about that.

9 TRUSTEE ROBINS: Yeah, that's an
10 agenda item for the upcoming meeting on
11 Tuesday -- Thursday, fundraising. So
12 that's great that they're doing that.

13 MAYOR STUESSI: Fantastic.

14 TRUSTEE DOUGHERTY-JOHNSON: The
15 mechanical part, they're still working
16 on?

17 MAYOR STUESSI: Yeah, it appears
18 we don't definitively know yet but that
19 main center structure which holds all
20 the weight, and we were concerned that
21 they may need to take a part of it and
22 go to a foundry to literally cast a new
23 iron piece, we believe they're going to
24 be able to repair it instead of having
25 to recast it, which would save time and

1 money as well. But that center
2 structure and how everything moves, you
3 know, it's supposed to be really tight
4 in how the whole thing moves. It had a
5 nine inch swing on how the whole thing
6 moves just from over time, you know, as
7 things age.

8 DEPUTY MAYOR PHILLIPS: I know
9 Patrick has been asking about
10 contracts, but I don't think I've ever
11 seen a total budget for everything that
12 we need to accomplish. Has that kind
13 of been developed or are we developing
14 it?

15 MAYOR STUESSI: We've -- we know
16 what's been spent, which the Board has
17 approved. We're awaiting pricing on
18 the remaining pieces. And then one of
19 the things that we're also looking to
20 get pricing on as well, which would be
21 separate and apart from this, and
22 really depend on whether we can get --
23 we put together a tentative budget the
24 other day, our remaining pieces, but
25 again, not knowing what's the cost for

1 North Fork Welding and WR, the
2 restoration company to come back is the
3 doors. There are significant issues,
4 as Julia in particular is aware of, and
5 Patrick spending some time touring as
6 well, all of those doors on the
7 carousel enclosure don't operate the
8 way they're supposed to, they've gotten
9 progressively worse over time.

10 TRUSTEE ROBINS: Well, WR is not
11 going to work on them, right? Don't we
12 have an ironworks company from
13 Southampton that does most of that
14 work?

15 MAYOR STUESSI: What I was going
16 to say is we're bringing an engineer in
17 to take a look at those and get quotes
18 on what it would cost, and depending on
19 what we're able to get from the County
20 or not, whether that's something we can
21 do this season or maybe it can be
22 looked at in the future as well.

23 DEPUTY MAYOR PHILLIPS: Okay.
24 Because there was something that -- and
25 I'd have to go back -- that under the

1 previous administration they took the
2 ball bearings, is that what it was,
3 Julia, they were on ball bearings?

4 TRUSTEE ROBINS: They used to be
5 on motors and they eliminated that.
6 Now they just manually push them open
7 then lock them.

8 MAYOR STUESSI: I'm told that was
9 done, like, ten years ago.

10 TRUSTEE ROBINS: It was. That's
11 when they brought the ironworks --

12 MAYOR STUESSI: And so what used
13 to require a couple of people to push
14 them to open them, some of them don't
15 even open anymore, and others require
16 three or four people now to open.

17 TRUSTEE ROBINS: That can all be
18 worked on, but I don't think we're
19 going to go back to the motorized.
20 They had trouble with that.

21 TRUSTEE DOUGHERTY-JOHNSON: But
22 we're still hopeful that Memorial
23 Day --

24 TRUSTEE ROBINS: That was part of
25 the original design.

1 MAYOR STUESSI: Optimistically, we
2 should be able to reopen by Memorial
3 Day, but we don't know definitively
4 until we get the final word on the
5 center structure. That's the real key
6 at this point.

7 DEPUTY MAYOR PHILLIPS: At some
8 point, you'll send out some type of a
9 budget for us to look at.

10 MAYOR STUESSI: Yeah. Adam can
11 probably get something out tomorrow.
12 I'll look at it with him and Rick.
13 Again, we don't have the numbers from
14 them.

15 DEPUTY MAYOR PHILLIPS: I think
16 it's important because it's part of the
17 financial world that we're living in
18 with the current budget.

19 TRUSTEE BRENNAN: I totally agree
20 with Trustee Phillips. I think there's
21 two things, the budget and the contract
22 in my mind. And they're interrelated
23 obviously, but they're both important
24 because as you talk about this more,
25 there's more to it, right, the doors,

1 this, that.

2 MAYOR STUESSI: That would be an
3 entirely separate project.

4 TRUSTEE ROBINS: That's not part
5 of this current thing.

6 DEPUTY MAYOR PHILLIPS: It's a
7 plan.

8 TRUSTEE BRENNAN: It's part of
9 having the thing up and running and
10 enjoying this summer, so I am concerned
11 that we need to get on top of this
12 budgeting thing so we have -- just
13 accelerate the budgeting process so
14 that we have a better idea of what's
15 involved here.

16 And then I didn't share this with
17 the other Trustees, but I did
18 communicate with you and Counsel about
19 my concern about the contract, which
20 you touched on earlier. I really think
21 it's important that we get this vendor
22 into a contract that's more fully
23 flushed out than the way we're
24 currently operating. It doesn't just
25 apply to the carousel, it applies to

1 all -- how the Village contracts with
2 all kinds of vendors. I don't know
3 where we left -- I mean, I know where I
4 left I was very animated about it with
5 you I think by e-mail, and Brian, I
6 don't know if you worked on it some
7 more; do you have anything to report?

8 ATTORNEY STOLAR: No.

9 TRUSTEE BRENNAN: Do you remember
10 receiving my comments on contracting
11 with vendors?

12 ATTORNEY STOLAR: In terms of the
13 overall conditions that are included in
14 the contracts?

15 TRUSTEE BRENNAN: Like, general
16 conditions.

17 ATTORNEY STOLAR: I had sent a
18 fully -- a list of contract conditions
19 as well, so I don't know if that's
20 something that was incorporated.

21 TRUSTEE BRENNAN: I don't think
22 it's been incorporated.

23 MAYOR STUESSI: That was sent back
24 for everybody to review. I think you
25 got a copy in your e-mail.

1 TRUSTEE BRENNAN: I don't remember
2 seeing that actually. I'll take a look
3 at it.

4 MAYOR STUESSI: I'll make a note
5 and make sure.

6 TRUSTEE BRENNAN: I think it's
7 important because we had --

8 DEPUTY MAYOR PHILLIPS: Patrick, I
9 do remember seeing e-mail on that. It
10 was kind of working towards a
11 generic --

12 MAYOR STUESSI: It's a template,
13 which was based off of what Patrick had
14 done and Village Counsel made some
15 adjustments to it.

16 TRUSTEE BRENNAN: So I provided
17 those comments when we took -- when we
18 started our term because as we entered
19 and during the last election, as the
20 administration turned over, we were
21 having some other challenges with the
22 carousel with another vendor. And we
23 came into office, as you recall, and
24 you had a lot of things to deal with,
25 one of them was the carousel vendor,

1 which that project had to stop.

2 MAYOR STUESSI: Yeah, well, we're
3 not sanding lead paint things inside a
4 structure that has children.

5 TRUSTEE BRENNAN: I think lesson
6 learned there, and we need to be more
7 diligent about how we enter contracts,
8 particularly when people are working on
9 things where we know there's a known
10 hazard, or there was a hazard, there's
11 children present.

12 MAYOR STUESSI: We spent a bunch
13 of money, as you recall, alleviating
14 that and making sure.

15 TRUSTEE BRENNAN: Encapsulating.

16 DEPUTY MAYOR PHILLIPS: I think it
17 also brings in future discussions on
18 that type of thing, the mini railroad,
19 the skate park. I think those are
20 things that I would like to see things
21 sured up, but I also would like to see
22 a plan of maintenance continued on the
23 carousel on those things that has never
24 been developed before.

25 MAYOR STUESSI: Yeah, I mean, Mary

1 Bess, part of our problem is for years
2 this wasn't done, that's why we're now
3 having to deal with it.

4 DEPUTY MAYOR PHILLIPS: I'm not
5 going to disagree.

6 MAYOR STUESSI: The train, we're
7 in a great place. I feel very
8 confident with where Patrick is with
9 the chair of the committee over there
10 and what they're doing on that.

11 And then the real issue is the
12 skate park, which is a huge problem, as
13 we now, because there's literally not
14 much done at all for many years, other
15 than what some of the volunteers, Irina
16 in particular, over the last two years,
17 and there's been a lot of real public
18 interest and events to do some amount
19 of work. They've spent a lot of time
20 and money that they've fundraised, but
21 our biggest challenge is looking at
22 getting that rebuilt and trying to find
23 the funding to do it, and this is a
24 real challenge because most of the
25 stuff related funding applies to

1 downtown revitalization. It's not
2 downtown. And you look at the other
3 skate parks that have been redone,
4 Montauk is a big example, it's all
5 primarily been done by private
6 donations. They're trying to do the
7 same thing in Riverhead right now. I'd
8 like to think that maybe we could have
9 a conversation with the Town about this
10 because it's a regional asset, and
11 maybe this is something the Town might
12 agree to help us with.

13 DEPUTY MAYOR PHILLIPS: Well, the
14 Town did contribute to it way back in
15 the beginning when it was being
16 constructed. The Town of Southold did
17 contribute some money towards it, I
18 believe they also contributed money
19 towards the ice rink. So I think
20 there's all kinds of possibilities of
21 asking.

22 Also if we're going to have an ice
23 rink back up again, I mean, we want to
24 make sure that that's got proper
25 maintenance to it because that was part

1 of the problem with the equipment kind
2 of falling apart because it wasn't
3 maintained very well. So I understand,
4 I'll be honest with you, Trustee Robins
5 and I in previous budget discussions
6 brought up a lot of the stuff of
7 maintenance and putting it forward, and
8 it was at the time it was -- there were
9 other issues of roadways and sidewalks
10 that were being put forward, so yes,
11 it's time to look at all of it. I
12 can't disagree.

13 MAYOR STUESSI: Well, we're going
14 to be having a difficult conversation
15 relative to the Village budget here in
16 a few weeks. As everybody recalls, in
17 our administration's first budget,
18 which was a couple of weeks after we
19 came into office, we had a significant
20 increase in the budget. It was needed
21 in order to take care of a number of
22 different things that hadn't been taken
23 care of, let alone the increase in
24 payroll and benefits. Last year, we
25 stayed under the cap. This year, we've

1 got issues we need to deal with, so
2 we're playing catch up, and it's
3 challenging, which of course, we'll
4 talk about more when we start reviewing
5 the budget.

6 TRUSTEE BRENNAN: I just want to
7 touch on the mini railroad because it
8 came up, and it was going to be in the
9 work session last week, but we had so
10 much in our agenda that we had to cut
11 out a lot. I did prepare some things
12 to talk about, and actually I just
13 repackaged earlier memos on the mini
14 railroad because my concerns are the
15 same. So we're developing this
16 committee, which is great. The folks
17 at the Rotary are very enthusiastic, so
18 they're good partners for the Village,
19 and they're trying to develop
20 programming and special events and
21 things like that, and that's all
22 wonderful. I have a lot of confidence,
23 their contribution to that is going to
24 be good for the Village, and the
25 railroad will have nice family events.

1 I am less concerned about that, that
2 doesn't actually interest me that much.
3 I'm more concerned about the finalized
4 hand over of the building to the
5 Village, and that's what I was trying
6 to bring to your attention at the last
7 meeting, but we didn't get to talk
8 about it.

9 So you know, I had prepared a memo
10 last June with my recommendations on
11 some -- really some paperwork and some
12 things that had to be done. So we're
13 coming up on another season, we're
14 about to be using this railroad in a
15 few months, and I don't think we've
16 actually accepted the building even.
17 It's not even clear to me what that
18 process would be like. I am concerned
19 about, you know, regular life safety,
20 construction issues there. And we got
21 to check those boxes off to make sure
22 that everything is squared away.

23 MAYOR STUESSI: Let's set a time
24 with Rick and them to do another walk
25 through preseason.

1 TRUSTEE BRENNAN: You're familiar
2 with what I'm talking about?

3 MAYOR STUESSI: Yes.

4 DEPUTY MAYOR PHILLIPS: Trustee
5 Brennan, in reference to the evens and
6 their planning for things, I think
7 there needs to be a discussion with the
8 representative from the business
9 community on some of what they're
10 planning so that there's no cross over
11 or conflict because the Halloween event
12 turned out well, but there was some
13 peacemaking that had to take place
14 before it happened, so I don't want to
15 see that happen --

16 MAYOR STUESSI: Jay, should we
17 just unplug this one speaker?

18 TRUSTEE BRENNAN: Yeah, so I take
19 your point and take that under
20 advisement. Get a little bit more
21 involved or --

22 MAYOR STUESSI: Maybe there's
23 somebody from the -- I know we're
24 looking to get some other committee
25 members, maybe there's somebody who has

1 got kids in the community.

2 TRUSTEE BRENNAN: That would make
3 sense.

4 DEPUTY MAYOR PHILLIPS: It would
5 be a great plus.

6 TRUSTEE DOUGHERTY-JOHNSON: Can I
7 add one last thing? Contracts reminded
8 me of the Parsons contract. Are we
9 going to have a resolution?

10 MAYOR STUESSI: The what?

11 TRUSTEE DOUGHERTY-JOHNSON:
12 Parsons contract. I don't know if
13 Brian had any changes.

14 TRUSTEE BRENNAN: For the camera
15 obscure?

16 TRUSTEE DOUGHERTY-JOHNSON: Yes.
17 It's just a contract saying we won't
18 use their stuff without paying for it.

19 MAYOR STUESSI: I know Brian was
20 looking at it. We can add that on the
21 public hearing in ten days, whenever
22 that is.

23 TRUSTEE DOUGHERTY-JOHNSON: I
24 think we should get it on sooner. I
25 thought it was going to be on tonight.

1 MAYOR STUESSI: All right. Is
2 there anybody from the public that has
3 any comments on anything before we go
4 into resolutions?

5 Carol, welcome. Great work on the
6 first Greenport Civics group.

7 MS. LINDLEY: Thank you to
8 everybody who turned out for the event.

9 MAYOR STUESSI: If you'd mind just
10 stating your full name and address for
11 the record.

12 MS. LINDLEY: Carol Lindley, 512
13 Sterling Place.

14 MAYOR STUESSI: President of the
15 Greenport Civics.

16 MS. LINDLEY: President of the
17 Greenport Civic Association.

18 So you may have started to see
19 around town some fliers that we posted
20 today. We're going to be hosting a
21 Meet the Candidates forum on March 6th
22 at the high school in the gymnasium.
23 So we hope you can join us for that.
24 All five of the candidates will be
25 there, the two incumbent candidates,

1 Mary Bess Phillips, Julia Robins, and
2 the two new candidates, Margaret Rose
3 DeCruz, Scott Hollid, and Roric Tobin.
4 The format is going to be similar to
5 the session that we had a couple of
6 weekends ago. It's going to be a Q & A
7 but moderated, and so we won't be
8 taking questions from the audience, but
9 we have been doing a lot of outreach to
10 our members and to other members of the
11 community and a lot of different folks
12 to make sure that all the issues that,
13 you know, people are concerned about
14 will be addressed.

15 We're also partnering with the
16 Greenport BID on this event, so they've
17 been involved as well, which is great.
18 And I think it's going to be a popular
19 event. We already have about 50 RSVPs.
20 You don't have to RSVP to be there, but
21 if you just go to our website
22 Greenportcivic.org, go to the event,
23 and you can RSVP.

24 MAYOR STUESSI: And join the
25 Civics as well.

1 MS. LINDLEY: And join, yes,
2 please, join the Civics. Thanks.

3 MAYOR STUESSI: Thank you.
4 Anybody else from the public that would
5 like to speak?

6 Yes, Margaret.

7 MS. DeCRUZ: Margaret Rose DeCruz,
8 25 Washington Avenue. Are we allowed
9 to comment on stuff you talked about
10 tonight? Are we allowed to comment?

11 MAYOR STUESSI: Yes.

12 MS. DeCRUZ: Okay. So you guys
13 talking about the public hearing for
14 the short term, all of that, it seemed
15 to me that -- well, what I heard was
16 you're going to have a public hearing,
17 and then you're going to discuss the
18 newer stuff that Trustee Brennan
19 brought in, and then have another
20 public hearing.

21 MAYOR STUESSI: Undetermined.
22 We're doing a public hearing on the
23 proposed law, which is in the packet
24 tonight, which is based off multiple
25 prior meetings. And then we as a Board

1 are reviewing what Patrick has, and
2 we'll have a discussion post the public
3 hearing about the public hearing and
4 what he has.

5 MS. DeCRUZ: I guess it seems like
6 doesn't it make sense to just do one
7 public hearing? But you guys have the
8 -- you know, you have the calendar.

9 Anyway, and the other thing is I
10 am running -- am I allowed to say this?
11 I'm running for Greenport Trustee, and
12 in the Suffolk Times today they
13 published a letter I wrote, and in it's
14 in the guest spot, and it's about why
15 I'm running. So thank you.

16 MAYOR STUESSI: Thank you.

17 Did I see your hand up, Randy?

18 MS. WADE: No, but I do want to
19 talk.

20 MAYOR STUESSI: Oh, you must have
21 flinched or something.

22 MS. WADE: Thank you. Randy Wade,
23 Sixth Street. There is a way to elicit
24 public input that is not a public
25 hearing. I don't care what you call

1 it, but I just want to make sure that
2 at the very least what Patrick Brennan
3 shared with you, it will be in the
4 minutes. And I think it would be super
5 useful if you actually -- because it's
6 so clear, you're not just going to vote
7 on this, and the last time you did it
8 as a public hearing, people got very
9 confused, like, why are they doing
10 this, you know, and got so annoyed,
11 then people wouldn't have to get
12 annoyed if they knew that you have this
13 draft, you have a completed draft from
14 Patrick Brennan. We want to have an
15 open public meeting. And your advisor
16 can tell you what to call it. Thank
17 you, that's all.

18 MAYOR STUESSI: Thank you.
19 Anybody else from the public that would
20 like to speak? No. All right.

21 Lily, you want to start us off?

22 TRUSTEE DOUGHERTY-JOHNSON: Sure.
23 Resolution 2-2025-1, resolution
24 adopting the February 2025 agenda as
25 printed. So moved.

1 TRUSTEE ROBINS: Second.

2 MAYOR STUESSI: All in favor?

3 (Aye said in unison.)

4 MAYOR STUESSI: Motion carries.

5 TRUSTEE ROBINS: Resolution

6 2-2025-2, resolution accepting the
7 monthly reports of the Greenport Fire
8 Department, Village Administration,
9 Village Treasurer, Village Clerk,
10 Village Attorney, Mayor and Board of
11 Trustees. So moved.

12 TRUSTEE BRENNAN: Second.

13 MAYOR STUESSI: All in favor?

14 (Aye said in unison.)

15 MAYOR STUESSI: Motion carries.

16 TRUSTEE BRENNAN: Resolution

17 02-2025-3, resolution approving the
18 application for membership of Remi
19 Droskoski to Standard Hose of the
20 Greenport Fire Department as approved
21 by the Village of Greenport Fire
22 Department Board of Wardens on February
23 19, 2025. So moved.

24 DEPUTY MAYOR PHILLIPS: Second.

25 MAYOR STUESSI: All in favor?

1 (Aye said in unison.)

2 MAYOR STUESSI: Motion carries.

3 DEPUTY MAYOR PHILLIPS: Resolution
4 02-2025-4, resolution declaring as
5 surplus and no longer needed for
6 municipal purposes as follows: 1997
7 Ford F Series 1FDNF82C5WVA09231, two
8 door, two wheel drive, V8 diesel
9 automatic transmission, Altec Ariel,
10 model number A0300, SN number
11 0397P1656, platform working height is
12 36 feet. So moved.

13 TRUSTEE DOUGHERTY-JOHNSON:
14 Second.

15 MAYOR STUESSI: All in favor?

16 ATTORNEY STOLAR: Before you do,
17 are you also authorizing the sale of
18 the vehicle or the scrapping of the
19 vehicle?

20 DEPUTY MAYOR PHILLIPS: It should
21 be saying don't we go out to bid for
22 that?

23 ATTORNEY STOLAR: Do it any way
24 that you determine. There's no set
25 way.

1 TRUSTEE ROBINS: I think we used
2 to always just say as surplus, I don't
3 believe we ever put it out for bid.

4 DEPUTY MAYOR PHILLIPS: No, we
5 used to have statements that it went
6 out to bid.

7 VILLAGE CLERK HALL: If I may just
8 interject, there are a few previously
9 surplus items that we could put out a
10 later resolution, if Counsel doesn't
11 see a problem with that, to include
12 them all together, if the Board decides
13 to go out to bid. I can send a list of
14 the items that have already been
15 surplus that have just been kind of
16 waiting for the next move.

17 DEPUTY MAYOR PHILLIPS: That's
18 what we've always done. Once a year we
19 do it, so did you want to table this
20 until --

21 ATTORNEY STOLAR: You can do the
22 first part, you can declare it surplus.
23 Make sure that before you transfer,
24 convey it or scrap it, that you do
25 adopt the appropriate resolution.

1 VILLAGE CLERK HALL: I'll share a
2 list with the Board as soon as possible
3 or at least before the next meeting,
4 and then we can take the next step for
5 all the surplus items.

6 MAYOR STUESSI: Great.

7 TRUSTEE DOUGHERTY-JOHNSON:
8 Second.

9 MAYOR STUESSI: All in favor?

10 (Aye said in unison.)

11 MAYOR STUESSI: Motion carries.

12 TRUSTEE DOUGHERTY-JOHNSON:
13 Resolution 2-2025-5, resolution
14 authorizing Treasurer Brautigam to
15 perform attached budget amendment 6483
16 to appropriate Electric Fund Reserves
17 for phase 1 of the LED street light
18 project, and directing that budget
19 amendment 6483 be included as part of
20 the formal meeting minutes of the
21 February 27, 2025 meeting of the Board
22 of Trustees. So moved.

23 TRUSTEE ROBINS: Second.

24 DEPUTY MAYOR PHILLIPS: Could you
25 describe for the public what the LED

1 street light project is?

2 MAYOR STUESSI: Yeah, we've done
3 this a few times prior, but this is the
4 replacement of every single street
5 light in the Village, which are all
6 incandescent. We have -- if memory
7 serves me correctly, I apologize, I
8 don't have my notes in front of me, but
9 I spoke about this before -- I believe
10 there are ten or eleven different types
11 of lights throughout the Village, and
12 so do the math, it's a real challenge
13 maintaining parts let alone light bulbs
14 for it, in addition to it's much more
15 expensive to maintain and feed
16 electricity to incandescent lights,
17 this is replacement of every single one
18 of them with LED lighting. There's a
19 significant grant that we're getting as
20 part of this, and the remainder is
21 being funded out of electrical fund.
22 All of them will be replaced. Every
23 single one of them is adjustable from a
24 phone app, so conceivably -- and it's
25 all to the dark sky standards as well,

1 which is great news. So if they're in
2 particular there might be one, you
3 know, take an example of Fifth Street
4 and one house there might be a light
5 that has trees near it, it's good as it
6 is, but one might not have trees and so
7 the light shines out a bit further, our
8 Electric Department could very easily
9 go and adjust the lighting with it as
10 well. So not only will this be great
11 for the environment and public safety,
12 but will also save the Village money on
13 electricity for them as well, and of
14 course, it's energy efficient and
15 climate friendly.

16 Did we have a second? We did.
17 All in favor?

18 (Aye said in unison.)

19 MAYOR STUESSI: Motion carries.

20 TRUSTEE ROBINS: Resolution
21 2-2025-6, resolution authorizing
22 Treasurer Brautigam to perform attached
23 budget amendment 6484 to appropriate
24 general fund reserves for financial
25 advisory services related to the 2025

1 bonding of the North Ferry, and
2 directing budget amendment 6484 be
3 included as part of the formal meeting
4 minutes of the February 27, 2025
5 meeting of the Board of Trustees. So
6 moved.

7 TRUSTEE BRENNAN: Second.

8 MAYOR STUESSI: All in favor?

9 (Aye said in unison.)

10 MAYOR STUESSI: Motion carries.

11 TRUSTEE BRENNAN: Resolution
12 02-2025-7, resolution authorizing
13 Treasurer Brautigam to perform attached
14 budget amendment number 6485 to
15 appropriate Electric Fund Reserves to
16 fund the monthly power invoice, and
17 directing budget amendment number 6485
18 be included as part of the formal
19 meeting minutes of the February 27,
20 2025 meeting of the Board of Trustees.
21 So moved.

22 DEPUTY MAYOR PHILLIPS: Second.

23 MAYOR STUESSI: All in favor?

24 (Aye said in unison.)

25 MAYOR STUESSI: Motion carries.

1 DEPUTY MAYOR PHILLIPS: Resolution
2 02-2025-8, resolution authorizing
3 Treasurer Brautigam to perform attached
4 budget amendment number 6488 to
5 transfer funds from expense line
6 A3410.200 to expense line A3410.415 to
7 fund the repair of the ladder truck,
8 and directing budget amendment 6488 be
9 included as part of the formal meeting
10 minutes of the February 27, 2025
11 meeting of the Board of Trustees. So
12 moved.

13 TRUSTEE DOUGHERTY-JOHNSON:
14 Second.

15 MAYOR STUESSI: All in favor?

16 (Aye said in unison.)

17 MAYOR STUESSI: Motion carries.

18 TRUSTEE DOUGHERTY-JOHNSON:
19 Resolution 2-2025-9, resolution
20 authorizing Treasurer Brautigam to
21 perform the attached budget amendment
22 number 6489 to transfer funds from
23 expense line A3140.200 to expense line
24 A3410.415 to fund repair of the Fire
25 Department boat, and directing budget

1 amendment 6489 to be included as part
2 of the formal meeting minutes of the
3 February 27, 2025 meeting of the Board
4 of Trustees. So moved.

5 TRUSTEE ROBINS: Second.

6 MAYOR STUESSI: All in favor?

7 (Aye said in unison.)

8 MAYOR STUESSI: Motion carries.

9 TRUSTEE ROBINS: Resolution
10 02-2025-10, resolution approving the
11 attached work sheet reflecting new fees
12 for the Village of Greenport Building
13 Department. So moved.

14 ATTORNEY STOLAR: Before you move
15 that, it's actually -- these should be
16 done -- 10, 11, 12, and 13 all should
17 be done after 14 and 15 are done. Do
18 14 and 15 as resolutions before you do
19 the other four.

20 DEPUTY MAYOR PHILLIPS: We can do
21 it out of order.

22 ATTORNEY STOLAR: You can keep the
23 numbers, but you have to take action on
24 those before.

25 MAYOR STUESSI: Whoever was

1 reading next, read number 14, please.

2 TRUSTEE BRENNAN: Resolution
3 02-2025-14, resolution adopting the
4 attached SEQRA resolution regarding the
5 proposed Local Law 2 of 2025 to amend
6 the Code of the Village of Greenport in
7 relation to the imposition of fees by
8 Board of Trustees resolution; adopting
9 lead agency status, determining the
10 adoption of the local law to amend the
11 Code of the Village of Greenport to be
12 an unlisted action, determining that
13 the adoption of the local law will not
14 have a negative impact on one or more
15 aspects of the environment, and
16 adopting a negative declaration for
17 purpose of SEQRA. So moved.

18 DEPUTY MAYOR PHILLIPS: Second.

19 MAYOR STUESSI: All in favor?

20 (Aye said in unison.)

21 MAYOR STUESSI: Motion carries.

22 DEPUTY MAYOR PHILLIPS: Resolution
23 02-2025-15, whereas the Board of
24 Trustees has been considering the
25 adoption of a local law that provides

1 for the imposition of fees by Board of
2 Trustees resolution (Bill VOG 02-2025).

3 And whereas, the law enables the
4 Board of Trustees to adopt various fees
5 by resolution from time to time.

6 And whereas, the law is not a
7 zoning law subject to referral to the
8 Suffolk County Planning Commission; and
9 whereas the Board has determined that
10 the proposed law is an unlisted action
11 under the State Environmental Quality
12 Review Act and will not result in a
13 significant adverse environmental
14 impact; and whereas the Board held
15 published and posted legal notice of
16 the scheduled public hearing on the
17 proposed law; and whereas the Board
18 held a public hearing on the proposed
19 law on February 22, 2024 --

20 ATTORNEY STOLAR: Sorry to
21 interrupt. Change that to February 20,
22 2025.

23 DEPUTY MAYOR PHILLIPS: Amending
24 it to February 20, 2025. And now,
25 therefore, be it resolved that the

1 Board of Trustees of the Village of
2 Greenport hereby adopts the proposed
3 law (VOG 02-25) as Local Law Number 2
4 of 2025, the local law to amend and
5 to -- a local law to amend the Code of
6 the Village of Greenport in relation to
7 the imposition of fees by the Board of
8 Trustees resolution from time to time;
9 and be it further resolved that the
10 Board directs the Village Clerk to file
11 the law with the New York State
12 Secretary of State. So moved. And
13 sorry for the loss of the voice.

14 TRUSTEE DOUGHERTY-JOHNSON:

15 Second.

16 MAYOR STUESSI: All in favor?

17 (Aye said in unison.)

18 MAYOR STUESSI: Motion carries.

19 And back to --

20 TRUSTEE DOUGHERTY-JOHNSON:

21 Resolution 2-2025-10, resolution
22 approving the attached work sheet
23 reflecting new fees for Village of
24 Greenport Building Department. So
25 moved.

1 TRUSTEE ROBINS: Second.

2 MAYOR STUESSI: All in favor?

3 (Aye said in unison.)

4 MAYOR STUESSI: Motion carries.

5 TRUSTEE ROBINS: Resolution

6 02-2025-11, resolution approving the
7 attached work sheet reflecting new fees
8 for the Village of Greenport Planning,
9 Zoning, and HPC. So moved.

10 TRUSTEE BRENNAN: Second.

11 MAYOR STUESSI: All in favor?

12 (Aye said in unison.)

13 MAYOR STUESSI: Motion carries.

14 TRUSTEE BRENNAN: Resolution

15 02-2025-12, resolution approving the
16 attached electric forms reflecting new
17 fees for new or upgraded services. So
18 moved.

19 DEPUTY MAYOR PHILLIPS: Second.

20 TRUSTEE BRENNAN: Discussion.

21 MAYOR STUESSI: I was going to
22 thank you for your work with Adam and
23 them on this.

24 TRUSTEE BRENNAN: You're welcome.

25 So I believe the last

1 communication I got from Adam was that
2 he was going to add the insurance
3 requirements, if I understood his
4 e-mail correctly, and they're still not
5 on the form. So I'm not in favor of
6 advancing this as it is unless we want
7 to revisit it again after we approve
8 it.

9 DEPUTY MAYOR PHILLIPS: Do you
10 want to table it?

11 TRUSTEE BRENNAN: I would like to
12 table it. Adam is not here. So I had
13 a productive meeting with Adam and Doug
14 Roberts --

15 MAYOR STUESSI: Jacobs.

16 TRUSTEE BRENNAN: Sorry, different
17 person.

18 DEPUTY MAYOR PHILLIPS: Oh,
19 please.

20 TRUSTEE BRENNAN: And I was
21 encouraging the Village to put the
22 insurance requirements onto the form.
23 I got a little bit of push back on it.
24 The way we left the meeting was that
25 Adam and Doug were going to check to

1 see what the Town of Southold was
2 doing, and that we might model ours on
3 what Southold is doing. And I believe
4 that Adam said that he would be adding
5 the insurance certificate requirements.

6 MAYOR STUESSI: Why don't we table
7 this and we can add it onto the next
8 meeting.

9 DEPUTY MAYOR PHILLIPS: Would you
10 like me to make the motion the table
11 that?

12 MAYOR STUESSI: Please.

13 DEPUTY MAYOR PHILLIPS: I make a
14 motion on Resolution 02-2025-12 to
15 table the motion to our next work
16 session, our next work session, which
17 is March 20th. So moved.

18 TRUSTEE DOUGHERTY-JOHNSON:
19 Second.

20 MAYOR STUESSI: All in favor?

21 (Aye said in unison.)

22 MAYOR STUESSI: Motion carries.

23 ATTORNEY STOLAR: I know you just
24 put that over, but I was copied on an
25 e-mail with language that was being

1 incorporated onto the permit forms,
2 application forms. Do you want me to
3 read that?

4 TRUSTEE BRENNAN: Did I get it
5 right or wrong?

6 ATTORNEY STOLAR: It provides that
7 all contractors, general, electrical,
8 and plumbing must provide copy of
9 Suffolk County/Southold Town
10 contractor's or tradesman's license,
11 three separate proofs of insurance,
12 liability (certificate of insurance),
13 workers' comp (C105.2 form), and
14 disability (DB 120.1 form). Forms
15 shall show the property owner and
16 property location and list the Village
17 of Greenport as the additional
18 insured/contract holder. We will --
19 the rest of it is unrelated. That was
20 being added to the form.

21 TRUSTEE BRENNAN: That's what I
22 was looking for, but the form that's
23 actually in our packet does not have
24 that language.

25 ATTORNEY STOLAR: These e-mails --

1 this was an e-mail I received today.

2 DEPUTY MAYOR PHILLIPS: I had some
3 questions about it.

4 ATTORNEY STOLAR: So stay where
5 you are.

6 DEPUTY MAYOR PHILLIPS: I was
7 going to table it anyway.

8 TRUSTEE ROBINS: So we're passing
9 this right now?

10 TRUSTEE BRENNAN: We're tabling
11 it.

12 TRUSTEE ROBINS: I was going to
13 say, sometimes, I mean, if somebody is
14 working on their own and they don't
15 have employees, then you don't have to
16 have disability.

17 TRUSTEE BRENNAN: Yes, that's
18 correct.

19 DEPUTY MAYOR PHILLIPS: As I said,
20 I had some questions about it, so we'll
21 deal with it at work session.

22 Resolution 02-2025-13, resolution
23 approving the Village of Greenport
24 front load accrued time to employee
25 0683 on an as-needed basis not to

1 exceed four weeks.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Second. But I do want to discuss. I
4 would suggest tabling it to discuss in
5 executive session.

6 MAYOR STUESSI: Do you want to
7 make a motion to table it?

8 TRUSTEE DOUGHERTY-JOHNSON: I make
9 a motion to table Resolution 2-25-13 to
10 executive session. So moved.

11 TRUSTEE BRENNAN: Second.

12 MAYOR STUESSI: All in favor?

13 (Aye said in unison.)

14 MAYOR STUESSI: Motion carries.

15 TRUSTEE ROBINS: We've done 14 and
16 15, so I'm going to go to 16.

17 Resolution 02-2025-16, resolution
18 approving the contract between the
19 Kalmar Nyckel Foundation and the
20 Village of Greenport for the provision
21 of a berth at the Railroad Dock from
22 July 20, 2025 and depart on August 4,
23 2025 to include the provision of public
24 visitation, educational tours, and
25 public sails as detailed in the

1 attached contract. So moved.

2 TRUSTEE BRENNAN: Second.

3 MAYOR STUESSI: All in favor?

4 (Aye said in unison.)

5 MAYOR STUESSI: Motion carries.

6 TRUSTEE BRENNAN: Resolution
7 02-2025-17, resolution authorizing the
8 solicitation of bids for the Mitchell
9 Park Marina wave attenuator (splash
10 board) replacement on the east pier at
11 Mitchell Park Marina, and directing
12 Clerk Hall to notice the request for
13 bids accordingly. So moved.

14 DEPUTY MAYOR PHILLIPS: Second.

15 TRUSTEE BRENNAN: Discussion. Is
16 this bid based on specs that Marina
17 Manager Albanese developed?

18 MAYOR STUESSI: Yes. It's
19 essentially what used to exist there
20 and fell apart over time and hadn't
21 been addressed for quite a few years.

22 TRUSTEE BRENNAN: Thank you.

23 MAYOR STUESSI: All in favor?

24 (Aye said in unison.)

25 MAYOR STUESSI: Motion carries.

1 DEPUTY MAYOR PHILLIPS: Resolution
2 02-2025-18, resolution authorizing the
3 solicitation of bids for the extension
4 of existing visitor dock adding 60
5 linear feet, 6 feet by 60 feet to the
6 existing fixed dock at the same height,
7 and directing Clerk Hall to notice the
8 request for bids accordingly. So
9 moved.

10 TRUSTEE DOUGHERTY-JOHNSON:
11 Second. Discussion. Is this just
12 longer, is it the same width but
13 longer? Or we're adding?

14 MAYOR STUESSI: Yes.

15 TRUSTEE BRENNAN: Why are we
16 putting 60 feet of fixed dock? This is
17 over by the jitney, right, visitor
18 dock?

19 MAYOR STUESSI: Yeah.

20 TRUSTEE BRENNAN: So currently
21 it's partially fixed and then floating.
22 The fixed piece is going to be 60 feet
23 longer?

24 MAYOR STUESSI: Yes. I thought he
25 had sent an e-mail on this?

1 TRUSTEE ROBINS: Is that Rick's
2 recommendation?

3 MAYOR STUESSI: Yes, this was his
4 recommendation on it.

5 TRUSTEE BRENNAN: I'm not sure I
6 understand it. Is there still going to
7 be floating docks?

8 MAYOR STUESSI: No, the intent was
9 not to have the floating dock over
10 there. We've had so much movement with
11 it, and his recommendation was to do a
12 fixed dock over there.

13 TRUSTEE BRENNAN: It just seems it
14 may make it challenging for people to
15 tie up in small boats because they
16 won't have a floater.

17 DEPUTY MAYOR PHILLIPS: Well, I
18 understand because the floating dock --
19 I've seen the actions over there, and
20 when they took it away, it fell apart
21 completely.

22 MAYOR STUESSI: We removed it
23 because it did fall apart.

24 DEPUTY MAYOR PHILLIPS: But I also
25 know that I don't remember discussing

1 it in work session to be honest with
2 you, so I don't have a problem tabling
3 it until we get --

4 MAYOR STUESSI: Why don't we table
5 this, and I'll put it on the next
6 meeting, and I'll ask him to prepare a
7 summary.

8 TRUSTEE BRENNAN: I appreciate
9 that.

10 MAYOR STUESSI: Maybe this is good
11 discussion for a work session as well,
12 this is one of the advantages of
13 potentially looking at moving work
14 session to the daytime like the Town
15 does is we can then have staff come and
16 attend the meeting and speak to items.

17 DEPUTY MAYOR PHILLIPS: If you're
18 making that type of a suggestion, it
19 would be great if we did our executive
20 sessions before the regular board
21 meeting, instead of waiting until the
22 end. I do know the Town of Southold
23 does that. We'd be able to --

24 MAYOR STUESSI: Theirs are in the
25 work session in the daytime, and then

1 they have the regular meeting that
2 night afterwards.

3 DEPUTY MAYOR PHILLIPS: We
4 could --

5 MAYOR STUESSI: Let's have a
6 discussion.

7 TRUSTEE ROBINS: I think doing the
8 work session during the daytime would
9 be an excellent idea.

10 MAYOR STUESSI: It would be good
11 to be able to have people from the team
12 come speak to items.

13 DEPUTY MAYOR PHILLIPS: We need to
14 make a motion to table. Do you want me
15 to?

16 MAYOR STUESSI: Go ahead.

17 DEPUTY MAYOR PHILLIPS: Motion to
18 table Resolution 02-2025-18 to our
19 March 20th work session with further
20 information from Marina Manager Richard
21 Albanese. So moved.

22 TRUSTEE DOUGHERTY-JOHNSON:
23 Second.

24 MAYOR STUESSI: All in favor?

25 (Aye said in unison.)

1 MAYOR STUESSI: Motion carries.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Resolution 2-2025-19, resolution
4 approving the public assembly
5 application received from Helen Swiskey
6 to host a celebration of life and
7 memorial bench dedication in honor of
8 William Swiskey on May 10, 2025, rain
9 date May 17, 2025 at Fifth Street Beach
10 from 1:00 to 3:00 p.m. So moved.

11 TRUSTEE ROBINS: Second.

12 MAYOR STUESSI: All in favor?

13 (Aye said in unison.)

14 TRUSTEE ROBINS: Resolution
15 02-2025-20, resolution approving the
16 public assembly application received
17 from Brandi Hopkins on behalf of
18 Greenport High School Class of 2025 to
19 host the annual Graduation Day Parade
20 on June 21, 2025. The parade will line
21 up beginning at 8:30 a.m. on Broad
22 Street, continue onto Main Street, to
23 Front Street, to the Sixth Avenue, to
24 Oak Street ending at the school. So
25 moved.

1 TRUSTEE BRENNAN: Second.

2 MAYOR STUESSI: All in favor?

3 (Aye said in unison.)

4 MAYOR STUESSI: Motion carries.

5 TRUSTEE BRENNAN: Resolution

6 02-2025-21, resolution approving the
7 public assembly application from the
8 Greenport BID to host the annual egg
9 roll on Saturday April 19, 2025 at
10 Mitchell Park. The event will take
11 place from 10:30 a.m. to noon. The BID
12 is requesting a waiver of the
13 application fee for their event. So
14 moved.

15 DEPUTY MAYOR PHILLIPS: Second.

16 MAYOR STUESSI: All in favor?

17 (Aye said in unison.)

18 MAYOR STUESSI: Motion carries.

19 DEPUTY MAYOR PHILLIPS: Resolution

20 02-2025-22, resolution approving the
21 public assembly application received
22 from Chandra Grant of the LGBT Network
23 of Long Island to host the annual Pride
24 Parade and Festival on June 22, 2025
25 from noon to 5:00 p.m. The parade

1 portion of the event will line up on
2 Broad Street and head onto Main Street
3 to Front Street. The festival portion
4 of the event will take place in
5 Mitchell Park with setup beginning as
6 early as 7:00 a.m. So moved.

7 TRUSTEE DOUGHERTY-JOHNSON:

8 Second.

9 MAYOR STUESSI: All in favor?

10 (Aye said in unison.)

11 MAYOR STUESSI: Motion carries.

12 TRUSTEE DOUGHERTY-JOHNSON:

13 Resolution 2-2025-23, resolution
14 authorizing the suspension of the open
15 container law of the Village of
16 Greenport per Section 35-3B and 35-3C
17 of the Greenport Village Code within
18 the parameters approved on the public
19 assembly application of the New York
20 LGBT Network Festival from 12:00 p.m.
21 to 5:00 p.m. on June 22, 2025. So
22 moved.

23 TRUSTEE ROBINS: Second.

24 DEPUTY MAYOR PHILLIPS:

25 Discussion. Candace, I'm rethinking --

1 I know that this was suspended last
2 year, but was this because they had
3 vendors in Mitchell Park that were
4 serving alcohol, or was this to cover
5 themselves for people coming out of
6 restaurants or, you know, what was --
7 what activity are they having that they
8 would need this? That's my -- I don't
9 remember.

10 VILLAGE CLERK HALL: Okay. So my
11 understanding of it is not for what's
12 happening in Mitchell Park. Based on
13 what the guidance from previous years,
14 within Mitchell Park there are usually
15 nonprofit organizations, people in
16 support of the event are usually housed
17 in Mitchell Park for the event. And
18 then I believe they also have vendors
19 as part of their event similar to
20 Maritime Festival. Those vendors would
21 be on the streets, which it could be
22 alcohol served. I know that Greenport
23 Brewery has been a part of this event
24 in the past. Other businesses within
25 Town have been a part or participated

1 in this event, so I think it's just a
2 matter of covering their bases, not
3 that this organization is serving
4 alcohol.

5 DEPUTY MAYOR PHILLIPS: Okay. But
6 they're going to have vendors on the
7 street, we're going to be closing the
8 street?

9 VILLAGE CLERK HALL: Yes.

10 DEPUTY MAYOR PHILLIPS: Okay. So
11 we have to have a resolution to close
12 the street.

13 VILLAGE CLERK HALL: I would say
14 that it should have been a part of the
15 prior resolution.

16 DEPUTY MAYOR PHILLIPS: Yeah, it
17 should have. Go ahead.

18 TRUSTEE BRENNAN: I recall, and
19 maybe I'm incorrect, I thought we made
20 a distinction on waiving the beverage
21 law, a distinction between a park and
22 the street in the past; is that
23 correct, Mary Bess? That we were
24 waiving it in the street activities,
25 but not necessarily in the park?

1 MAYOR STUESSI: Maritime, it's
2 always both, right?

3 TRUSTEE ROBINS: No, you're not
4 supposed to have alcohol in the park.

5 DEPUTY MAYOR PHILLIPS: It's only
6 in the street.

7 MAYOR STUESSI: But you can walk
8 into the park with your beer that you
9 get from Greenport Brewery right there.
10 They park the truck right next to it.

11 TRUSTEE BRENNAN: I believe that's
12 how we handled it, it was only the
13 street.

14 VILLAGE CLERK HALL: I have to
15 double check the prior resolution, but
16 --

17 MAYOR STUESSI: Does Counsel have
18 an opinion?

19 ATTORNEY STOLAR: I have something
20 to say but in executive session.

21 DEPUTY MAYOR PHILLIPS: How about
22 we table this particular resolution to
23 executive session?

24 VILLAGE CLERK HALL: Okay. And
25 then also with that said, with your

1 question about the road closure, my
2 apologies, it wasn't included in the
3 resolution. It is a part of the
4 application that was circulated, so
5 that was an oversight. Would you like
6 to see another resolution for that
7 portion for the road closure?

8 DEPUTY MAYOR PHILLIPS: We can do
9 that maybe at the March -- at the
10 next --

11 VILLAGE CLERK HALL: So table the
12 alcohol waiver and the road closure,
13 add that for the March meeting.

14 DEPUTY MAYOR PHILLIPS: Yeah.

15 TRUSTEE BRENNAN: We're not
16 tabling the road closure, it's just
17 absent from Resolution Number 22.

18 MAYOR STUESSI: It's in the
19 application.

20 VILLAGE CLERK HALL: My apologies.
21 What I meant by that is tabling the
22 alcohol waiver, and then adding
23 another -- a third resolution basically
24 for this to include the road closure
25 for next month.

1 TRUSTEE BRENNAN: Yeah.

2 DEPUTY MAYOR PHILLIPS: We need to
3 -- Resolution 02-2025-23 to table to
4 executive session discussion this
5 evening. So moved.

6 TRUSTEE DOUGHERTY-JOHNSON:
7 Second.

8 MAYOR STUESSI: All in favor?
9 (Aye said in unison.)

10 TRUSTEE ROBINS: Resolution
11 02-2025 --

12 ATTORNEY STOLAR: Before you start
13 24, 25 and 26, 27, I drafted each of
14 those, 24 and 25, and then separately
15 26 and 27, as a single resolution
16 rather than two separate. So 24 and 25
17 will go together as one without 25
18 being a separate resolution. And 26
19 and 27 should be the same thing without
20 27 being a separate resolution.

21 TRUSTEE ROBINS: Should we change
22 the numbers on them?

23 ATTORNEY STOLAR: Just eliminate
24 25 and 27. Eliminate the heading.
25 Obviously read the language in. So

1 what you'll do is in the end of 24, add
2 in "and", and then go to the next one,
3 the word "approving". And it would be
4 the same for 26 and 27.

5 TRUSTEE ROBINS: Okay. Resolution
6 02-2025-24, and?

7 ATTORNEY STOLAR: No, no. 24,
8 read the resolution, read Resolution
9 24, and at the end --

10 TRUSTEE ROBINS: And at the end,
11 say "and". Okay.

12 ATTORNEY STOLAR: And then go to
13 the language in the next one.

14 TRUSTEE ROBINS: Resolution
15 approving the attached SEQRA resolution
16 regarding the approval of the wetlands
17 permit application from applicants:
18 Kathryn Sommo, as owner, submitted by
19 Sean Gilligan on behalf of Safe Harbor
20 for the property located at 1410
21 Manhasset Avenue, Greenport, New York
22 11944, Suffolk County Tax Map Number
23 1001-3-1-1; adopting lead agency
24 status, determining that the approval
25 of the application is an unlisted

1 action for purposes of SEQRA, and
2 adopting a negative declaration,
3 determining that the approval of the
4 wetlands permit application will not
5 have a significant negative impact on
6 the environment.

7 And approving the wetlands permit
8 from the applicants: Kathryn Sommo, as
9 owner, submitted by Sean Gilligan on
10 behalf of Safe Harbor for the property
11 located at 1410 Manhasset Avenue,
12 Greenport, New York 11944, Suffolk
13 County Tax Map Number 1001-3-1-1. See
14 attached resolution. So moved.

15 TRUSTEE BRENNAN: Second.

16 MAYOR STUESSI: All in favor?

17 (Aye said in unison.)

18 MAYOR STUESSI: Motion carries.

19 TRUSTEE BRENNAN: Resolution
20 2-2025-26, resolution approving the
21 attached SEQRA resolution regarding the
22 approval of the wetlands permit
23 application from Joyce Kearns, as
24 owner, submitted by David Bergen for
25 property at 300 Atlantic Avenue,

1 Greenport, New York 11944, Suffolk
2 County Tax Map Number 1001-2-02-13;
3 adopting lead agency status,
4 determining that the approval of the
5 application is an unlisted action for
6 purposes of SEQRA, and adopting a
7 negative declaration, determining that
8 the approval of the wetlands permit
9 application will not have a significant
10 negative impact on the environment.

11 And approving the wetlands permit
12 application from Joyce Kearns, as
13 owner, submitted by David Bergen as
14 agent for the property located at 300
15 Atlantic Avenue, Greenport, New York
16 11944, Suffolk County Tax Map Number
17 1001-02-02-13. See attached
18 resolution. So moved.

19 DEPUTY MAYOR PHILLIPS: Second.

20 MAYOR STUESSI: All in favor?

21 (Aye said in unison.)

22 MAYOR STUESSI: Motion carries.

23 DEPUTY MAYOR PHILLIPS: Resolution
24 02-2025-28, whereas the Board of
25 Trustees has received and reviewed a

1 copy of a proposed local law amending
2 and restarting Chapter 103 of the Code
3 of the Village of GREENPORT Section
4 150-112.2, in each case to modify the
5 regulations of rental properties, the
6 proposed law.

7 Now, therefore, be it resolved
8 that the Board of Trustees will hold a
9 public hearing on Wednesday, March 12,
10 2025 at 6:00 p.m. at the Old
11 Schoolhouse, Front and First Streets,
12 Greenport, New York 11944 to hear all
13 interested parties regarding the
14 adoption of the proposed law, and
15 direct the Village Clerk to post and
16 publish notice as required by law. So
17 moved.

18 TRUSTEE DOUGHERTY-JOHNSON:

19 Second.

20 TRUSTEE BRENNAN: Discussion. I
21 just want to -- just for the record,
22 I'm not in favor of moving the current
23 draft to public hearing not because I
24 don't like public hearings, but I think
25 that we could put forth a better

1 version.

2 MAYOR STUESSI: Thank you. All in
3 favor?

4 TRUSTEE ROBINS: Aye.

5 DEPUTY MAYOR PHILLIPS: Aye.

6 TRUSTEE DOUGHERTY-JOHNSON: Aye.

7 TRUSTEE BRENNAN: Opposed.

8 MAYOR STUESSI: Aye. Motion
9 carries.

10 TRUSTEE ROBINS: Resolution
11 02-2025-29, resolution whereas the
12 Board of Trustees has received and
13 reviewed a copy of the proposed law to
14 amend Chapter 65 of the Code of the
15 Village of Greenport to add provisions
16 regulating plumbing and electrical work
17 performed in the Village of Greenport,
18 the proposed law.

19 Now, therefore, be it resolved
20 that the Board of Trustees will hold a
21 public hearing on Thursday, March 27,
22 2025 at 6:00 p.m. at the Third Street
23 Firehouse, Third Street and South
24 Street, Greenport, New York 11944 to
25 hear all interested parties regarding

1 the adoption of the proposed law, and
2 directs the Village Clerk to post and
3 publish notice as required by law. So
4 moved.

5 TRUSTEE BRENNAN: Second.

6 TRUSTEE DOUGHERTY-JOHNSON:
7 Discussion. We didn't get to talk
8 about this at work session, and I know
9 some public comments in the past have
10 been asking why we sometimes do the
11 things we do. So I don't remember when
12 this came up, so I just wanted a little
13 back story from someone of what --
14 like, are we matching Southold's law?
15 Has this come up before?

16 MAYOR STUESSI: Yes.

17 TRUSTEE DOUGHERTY-JOHNSON: What's
18 the impetus?

19 MAYOR STUESSI: There was an
20 e-mail sent in regards to this, and I
21 know legal had opined on it as well,
22 and it's to be more in line with what
23 other communities are doing. And this
24 is at the recommendation of the
25 Building Department because there have

1 been issues in seeing work that wasn't
2 performed properly.

3 TRUSTEE DOUGHERTY-JOHNSON: And
4 then after -- if we do this, then after
5 that we would propose, like, permit
6 fees for these?

7 ATTORNEY STOLAR: You already have
8 permit fees in place. What this
9 provides is that electrical work and
10 plumbing work be done by licensed
11 plumbers and electricians, and then
12 mirrors Southold essentially in terms
13 of the licensing requirement and refers
14 back to those licensing requirements
15 for those tradespeople.

16 TRUSTEE DOUGHERTY-JOHNSON: This
17 would be a building permit?

18 ATTORNEY STOLAR: It is a required
19 permit, but the way that the Uniform
20 Code writes both for electrical and for
21 plumbing, they don't require that it be
22 done by a licensed plumber or a
23 licensed electrician. Instead they
24 refer that over to -- but still
25 recommend that each municipality

1 propose its own requirement for that.

2 TRUSTEE BRENNAN: We currently
3 have no requirement.

4 MAYOR STUESSI: Correct.

5 ATTORNEY STOLAR: That's correct.

6 TRUSTEE ROBINS: This licensing is
7 done by the County, correct?

8 ATTORNEY STOLAR: Correct. It
9 doesn't set a licensing procedure in
10 the Village. People are already
11 licensed.

12 TRUSTEE DOUGHERTY-JOHNSON: To
13 clarify, we're already requiring
14 permits for doing this work, we're just
15 not requiring it being done by a
16 licensed professional?

17 ATTORNEY STOLAR: Correct. The
18 only way you can is by adopting a law.
19 If you don't adopt a law, you can't
20 require it be done by a licensed
21 professional. There are exceptions
22 within the law providing for certain
23 types of work that doesn't need
24 somebody who is a licensed
25 professional. But for instance,

1 replacement of faucet, replacement of
2 certain things that we all -- a lot of
3 people who are handy are capable of
4 doing and having somebody who is
5 licensed and familiar with how to do it
6 not necessary for safety purposes.

7 TRUSTEE ROBINS: Owners can work
8 on their own properties in certain
9 instances, correct?

10 ATTORNEY STOLAR: Correct.

11 TRUSTEE DOUGHERTY-JOHNSON: I
12 guess, to me, the law wasn't very clear
13 in exactly -- like, replacing things,
14 like if you're replacing a sink, one
15 sink to another one, that's not
16 applicable in this?

17 ATTORNEY STOLAR: I think it is an
18 exception. Similar in kind. If you're
19 adding piping, you're adding wiring,
20 anything of that nature, you're
21 absolutely covered. But if you're just
22 replacing one element for another,
23 there's no requirement for a licensed
24 person to perform that work.

25 TRUSTEE DOUGHERTY-JOHNSON: Okay.

1 Thank you.

2 MAYOR STUESSI: All in favor?

3 (Aye said in unison.)

4 MAYOR STUESSI: Motion carries.

5 TRUSTEE BRENNAN: Resolution
6 2-2025-30, whereas the Board of
7 Trustees has received and reviewed a
8 copy of the proposed local law to amend
9 Chapter 65, Fire Prevention and
10 Building Construction, of the Code of
11 the Village of Greenport to repeal a
12 provision of law relating to the
13 Building Inspector's duties, the
14 proposed law.

15 Now, therefore, be it resolved
16 that the Board of Trustees will hold a
17 public hearing on Thursday, March 27,
18 2025 at 6:00 p.m. at the Third Street
19 Fire Station, Third and South Streets,
20 Greenport, New York 11944 to hear all
21 interested parties regarding the
22 adoption of the proposed law, and
23 directs the Village Clerk to post and
24 publish notice as required by law. So
25 moved.

1 DEPUTY MAYOR PHILLIPS: Second.

2 MAYOR STUESSI: All in favor?

3 (Aye said in unison.)

4 MAYOR STUESSI: Motion carries.

5 DEPUTY MAYOR PHILLIPS:

6 Resolution, 02-2025-31, whereas the
7 Board of Trustees has received and
8 reviewed a copy of a proposed local law
9 to amend Section 65-10 of the Code of
10 the Village of Greenport to amend the
11 penalty provisions with respect to
12 violations of Chapter 65, the proposed
13 law.

14 Now, therefore, be it resolved
15 that the Board of Trustees will hold a
16 public hearing on Thursday, March 27,
17 2025 at 6:00 p.m. at the Third Street
18 Fire Station, Third and South Streets,
19 Greenport, New York 11944 to hear all
20 interested parties regarding the
21 adoption of the proposed law and direct
22 the Village Clerk to post and publish
23 notice as required by law. So moved.

24 TRUSTEE DOUGHERTY-JOHNSON:

25 Second.

1 MAYOR STUESSI: All in favor?

2 (Aye said in unison.)

3 MAYOR STUESSI: Motion carries.

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Resolution 2-2025-32, resolution
6 adopting the attached SEQRA resolution
7 regarding the proposed Local Law 3 of
8 2025 to amend the zoning map of the
9 Village of Greenport to reclassify
10 property designated as District 1001,
11 Section 4, Block 8, Lot 28 from the R2,
12 One and Two Family Residence District
13 to the CR Retail Commercial District
14 zoning map amendment law in the Code of
15 the Village of Greenport; adopting lead
16 agency status, determining the adoption
17 of the local law to amend the Code of
18 the Village of Greenport to be an
19 unlisted action, determining that the
20 adoption of the local law will not have
21 a negative impact on one or more
22 aspects of the environment, and
23 adopting a negative declaration for the
24 purposes of SEQRA. So moved.

25 TRUSTEE ROBINS: Second.

1 TRUSTEE BRENNAN: Discussion,
2 please. I have a question for Counsel.
3 So the following -- the next
4 resolution, which discusses Lot 28 and
5 29 together; is that correct?

6 ATTORNEY STOLAR: No, Resolution
7 33 appears to be for approval of the
8 one for Lot 28, that's the vacant
9 parcel. And then you're doing the same
10 as numbers 34 and 35 for Lot 29.

11 TRUSTEE BRENNAN: My question is,
12 simply put, the next Resolution 33, I
13 am opposed to that resolution. So as a
14 Trustee, am I therefore opposed to the
15 SEQRA determination?

16 ATTORNEY STOLAR: They are two
17 independent actions. You can go in
18 opposite directions and it won't change
19 your opinion or your position or your
20 vote on the actual law.

21 TRUSTEE BRENNAN: So where it says
22 here that we don't see this as having a
23 negative impact on the environment,
24 that's a narrow definition of the
25 environment?

1 ATTORNEY STOLAR: Under SEQRA,
2 correct.

3 TRUSTEE BRENNAN: Thank you for
4 the clarification.

5 ATTORNEY STOLAR: When you're
6 looking at the environment from the
7 other perspective with respect to
8 Resolution 33, that involves a whole
9 bunch of different considerations,
10 neighborhood character, reasoning for
11 adopting zoning districts and uses
12 within those districts. Goes beyond
13 SEQRA.

14 TRUSTEE BRENNAN: Thank you.

15 MAYOR STUESSI: All in favor?

16 TRUSTEE ROBINS: Aye.

17 DEPUTY MAYOR PHILLIPS: Aye.

18 TRUSTEE DOUGHERTY-JOHNSON: Aye.

19 TRUSTEE BRENNAN: Abstain.

20 MAYOR STUESSI: Aye. Motion
21 carries.

22 TRUSTEE ROBINS: This is going to
23 take a little while, as is 35, so bear
24 with me.

25 Resolution 02-2025-33, whereas the

1 Board of Trustees has been considering
2 the adoption of a local law to amend
3 the zoning map of the Village of
4 Greenport to reclassify a portion of
5 District 1001, Section 4, Block 8, Lot
6 28 (the premises) from the R2, One and
7 Two Family Residence District to the CR
8 Retail Commercial District.

9 And whereas, the contract vendee
10 of the property has made application to
11 the Board of Trustees to consider such
12 local law.

13 And whereas, the Board referred
14 the proposed local law to the Suffolk
15 County Planning Commission and the
16 Commission recommended that the Board
17 take action as it deems appropriate.

18 And whereas, the Board has
19 referred the proposed local law to the
20 Village Planning Board, and the
21 Planning Board issued a report, A,
22 advising that both the existing zoning
23 district and the reclassification of
24 the zoning district of the property to
25 permit the proposed use of the subject

1 tax lot for parking, loading,
2 unloading, as a buffer area in
3 conjunction with the existing
4 Greenporter property (District 1001,
5 Section 4, Block 8, Lots 29-31) would
6 be consistent with competing policies
7 of the Village's comprehensive plan.
8 And B, recommending that the Board of
9 Trustees incorporate certain conditions
10 if the Board determines to reclassify
11 the premises from the R2, One and Two
12 Family Residence District to the CR
13 Retail Commercial District.

14 And whereas, the Board has
15 conducted a comprehensive environmental
16 review of the proposed local law and
17 determined that the proposed law is an
18 unlisted action under the State
19 Environmental Quality Review Act and
20 will not result in a significant
21 adverse environmental impact.

22 And whereas, the Board published,
23 posted, and distributed notice to
24 adjoining municipalities of the public
25 hearing.

1 Now, therefore, be it resolved
2 that subject to the following
3 conditions, the Board of Trustees of
4 the Village of Greenport hereby adopts
5 the proposed law as Local Law 3 of
6 2025, a local law amending the zoning
7 map of the Village of Greenport to
8 reclassify the premises from R2, One
9 Map -- R2, One Map of the Village of
10 Greenport --

11 ATTORNEY STOLAR: One and Two
12 Family Residence District. From R2,
13 One and Two Family Residence District.

14 TRUSTEE ROBINS: To the CR
15 Commercial Retail District. As a
16 predicate to the rezoning, the owner
17 and the contract vendee of the premises
18 must obtain merger approval from the
19 Village Zoning Board of Appeals in
20 accordance with the Village Code
21 118-15.

22 The premises must be utilized only
23 for parking, loading, unloading, and
24 ingress/egress to the abutting lots
25 used by the Greenport Hotel, Tax Lots

1 29, 30, and 31, which use shall be
2 subject to approval of the Planning
3 Board.

4 The owner of the premises shall
5 execute and file with the Suffolk
6 County Clerk's Office a declaration of
7 covenants and restrictions in a form
8 approved by the Village Attorney
9 providing for the aforesaid restriction
10 on the use of the premises.

11 The rezoning of the premises shall
12 become effective upon the completion
13 and construction of additional parking
14 and loading, unloading, and a related
15 landscaping buffer zone in accordance
16 with the site plan, and conditional use
17 approval from the Planning Board in
18 respect of the Greenporter and any
19 related extension by December 31, 2025
20 (subject to permitted extensions
21 granted by the Planning Board for not
22 more than 12 months total), failing
23 which completion, the premises shall
24 remain and/or revert to the R2 Zoning
25 District.

1 And the owner of the Greenporter
2 property shall enter into arrangements
3 or covenants or otherwise provide
4 assurances satisfactory to the Planning
5 Board that ensure it will provide
6 affordable year-round housing for not
7 less than eight employees within the
8 Village of Greenport or the area that
9 comprises the Greenport Union Free
10 School District.

11 Be it further resolved that the
12 Board of Trustees directs the Village
13 Clerk to file the law with the New York
14 Secretary of State.

15 And be it further resolved that
16 the Board directs the Village Clerk to
17 publish a copy, summary, or abstract of
18 this local law in the official paper of
19 the Village.

20 And be it further resolved that
21 the Board directs the Village Clerk to
22 prepare a revised zoning map to reflect
23 the changes in Local Law 3 of 2025.

24 ATTORNEY STOLAR: One point of
25 clarification, the December 31, 2025

1 date should be 2026.

2 TRUSTEE ROBINS: Oh, it says 2026.

3 I read it wrong. I apologize.

4 December 31, 2026, subject to not more

5 than 12 months total.

6 ATTORNEY STOLAR: That's it. I'm

7 sorry, I cut you off before you said so

8 moved.

9 TRUSTEE ROBINS: So moved.

10 DEPUTY MAYOR PHILLIPS: I'll

11 second it.

12 MAYOR STUESSI: Discussion.

13 TRUSTEE BRENNAN: Discussion.

14 DEPUTY MAYOR PHILLIPS: I just

15 have one question for the Village

16 Attorney. Getting into the arrangement

17 for providing affordable year-round

18 housing for not less than eight

19 employees, I question how we're going

20 to enforce it, number one. And number

21 two, what is the definition of

22 affordable? Shouldn't it just be the

23 fact that it should be year-round

24 housing or 12 months or something. I

25 think saying affordable is putting it

1 into a category of the rents here are
2 not affordable, so how are they going
3 to do that?

4 MAYOR STUESSI: It's on them to
5 do.

6 ATTORNEY STOLAR: If you want to
7 take out the word affordable and just
8 indicate that they provide year-round
9 housing for employees. Affordable I
10 don't think is -- unless you define
11 what you mean by affordable, has no
12 real --

13 TRUSTEE ROBINS: No relevance.

14 TRUSTEE DOUGHERTY-JOHNSON: So why
15 are we saying it?

16 ATTORNEY STOLAR: I think you
17 should take out the word affordable and
18 still serve the same purpose.

19 TRUSTEE DOUGHERTY-JOHNSON: When
20 we're in the housing crisis, and this
21 Board has comitted to be pro-housing,
22 you're requiring them to do something
23 that's not possible and also taking
24 away a place where people could live.

25 MAYOR STUESSI: I'm sorry, what

1 are we forcing them to do that's
2 impossible?

3 TRUSTEE DOUGHERTY-JOHNSON: You're
4 saying that they're going to provide
5 year-round housing, affordable -- well,
6 we'll take affordable out -- year-round
7 housing for eight employees when, like,
8 we all know what a crisis we're in and
9 we've said that.

10 MAYOR STUESSI: Well, the
11 applicant has already spoken at a
12 public meeting that they're providing
13 housing for employees.

14 TRUSTEE DOUGHERTY-JOHNSON: Okay.
15 But I'm just saying, the whole reason
16 we are -- made that pledge is because
17 we're in a crisis and we've said we're
18 pro-housing.

19 MAYOR STUESSI: What do you feel
20 is not pro-housing about this
21 resolution?

22 TRUSTEE DOUGHERTY-JOHNSON:
23 Changing it from housing, changing the
24 zoning. And then to, like, add in, oh,
25 we're going to get them to have

1 affordable housing when we all know it
2 doesn't exist, and we've just said that
3 so we're taking out the word
4 affordable. It just -- it makes no
5 sense to me.

6 TRUSTEE ROBINS: I mean, I
7 actually reached out to the owners and
8 they actually have acquired properties
9 and have all their employees housed.

10 TRUSTEE DOUGHERTY-JOHNSON: I also
11 think housing based on your employment
12 is not housing that is stable
13 necessarily because it's tied to your
14 job. I'm just saying, I think we all
15 know there's, like, a real, real lack
16 of housing in our Village, in our whole
17 community, in the State, which is why
18 we took the pro-housing pledge. So to
19 change the zoning of something that
20 could be housing and then add in, oh,
21 like, they're going to provide housing
22 or they do provide housing, which is
23 great, I'm not saying -- people
24 obviously need housing, I'm just saying
25 I think the housing is more important

1 than the business to me.

2 MAYOR STUESSI: Housing of any
3 kind or affordable?

4 TRUSTEE DOUGHERTY-JOHNSON:
5 Housing of any kind because people need
6 housing.

7 MAYOR STUESSI: So even a 1.8
8 million dollar house?

9 TRUSTEE DOUGHERTY-JOHNSON: I
10 don't think that would be a 1.8 million
11 dollar house.

12 (Whereupon, there was simultaneous
13 crosstalk.)

14 MAYOR STUESSI: I'll site a
15 specific example. On Second Street,
16 there's a lot that sold I want to say
17 two years ago or a year and half ago
18 for \$495,000 of a similar size. A
19 house was built on it, which is
20 currently listed for 1.8 million
21 dollars. And if you look at just basic
22 construction costs on what's it going
23 to cost you, Patrick, to build a 3,000
24 square foot house?

25 TRUSTEE BRENNAN: Between 500 and

1 \$1,000 a square foot.

2 MAYOR STUESSI: So you're 1.5
3 million just in construction costs on a
4 3,000 square foot house.

5 TRUSTEE DOUGHERTY-JOHNSON: So
6 then the solution is then to not create
7 housing in the Village?

8 MAYOR STUESSI: Go ahead, Mary
9 Bess.

10 DEPUTY MAYOR PHILLIPS: You
11 finish.

12 MAYOR STUESSI: I think, believe
13 me, we all want to find affordable
14 housing, but to think that this lot
15 going to be become affordable housing,
16 I just don't see any way that happens
17 because no affordable housing developer
18 is going to come in and pay --

19 TRUSTEE DOUGHERTY-JOHNSON: But
20 it's going to be housing. We went
21 through this whole thing where we were
22 talking about community housing. It's
23 housing no matter what, and it's in the
24 Village, and it has -- it's next to a
25 residential area. I mean, we've talked

1 about it, and I don't think -- I think
2 we just have different opinions. I'm
3 just, again, saying that as a Board
4 when we talked about being pro-housing,
5 this just seems really not pro-housing
6 to me.

7 DEPUTY MAYOR PHILLIPS: I think
8 that when we took the discussion of
9 pro-housing, it was back in the
10 beginning of the -- of everyone
11 thinking about not only within the
12 Village of Greenport, but in
13 combination with the Town of Southold.
14 And I happen to agree with the Mayor
15 that there is not going to be -- the
16 house that could possibly be built on
17 there is not going to be one that is
18 going to -- it could not even be
19 year-round housing, it could turn into
20 short term rentals, a rental property.

21 I think we also have a
22 responsibility as a Board of Trustees
23 and the Mayor to look at the bigger
24 picture of that we have mixed use, we
25 have a business that's been in

1 existence there for many years, it is
2 going to be a business that will
3 eventually, as I said before, we have
4 put a cap on what type of hospitality
5 facilities are going to be within the
6 Village of Greenport, and this would
7 give them the availability to get their
8 activities off of the streets, to not
9 intensify the area with activity of
10 deliveries, activity of guests coming
11 in and out. It would put most of it
12 encompassed onto their property, which
13 I think would be a benefit for
14 everyone, not only on Fourth Avenue,
15 but Front Street or going down into the
16 back of parking areas. We already know
17 in the summer time that we have First
18 Street, Second Street, other areas that
19 when the season starts the parking is
20 stretched out into the residential
21 areas. I think this is an opportunity
22 for us to take that particular area,
23 give this business the opportunity to
24 operate on their total area, and not
25 incorporate a lot of their activity out

1 into the streets. That's where I'm
2 coming from. As I said, we have to
3 take a look, it's not just -- housing
4 is not just one of the issues we have
5 to look at. We have to look at the
6 community as a whole. That is our
7 responsibility as Mayor and the Board
8 of Trustees. I'm uncomfortable with
9 even putting this covenant in it, but I
10 also know how important it is to move
11 this action along. So that's how I
12 feel. I had someone at the last
13 meeting call -- as they were walking
14 out, calling me a hypocrite. I don't
15 think it's being a hypocrite, I think
16 it's thinking about what's going on in
17 the community, what activities are
18 here, and how we have to coexist with
19 each other.

20 MAYOR STUESSI: Patrick?

21 TRUSTEE BRENNAN: Trustee Mary
22 Bess, when you refer to a cap on
23 hospitality, what do you mean by that?
24 What is the cap that we placed?

25 DEPUTY MAYOR PHILLIPS: Well, if

1 you were to take a look at the current
2 code, in order for a facility to --
3 similar to a motel/hotel, they have --
4 it's not a -- it's a conditional use.
5 It's not a -- we made it a conditional
6 use, so there's going to be -- it's
7 going to be a lot of hoops to jump
8 through.

9 MAYOR STUESSI: Well, the other
10 thing we added into the revised zoning
11 code in addition to hotels being a
12 conditional use is that they have to be
13 150 feet away from another one.

14 DEPUTY MAYOR PHILLIPS: I can't
15 remember.

16 MAYOR STUESSI: So you look at the
17 number of hotels we have in the
18 Village, and go 150 feet from there,
19 we're limited on where a new hotel can
20 be built.

21 TRUSTEE DOUGHERTY-JOHNSON: Do we
22 not want a cap? Do we want more people
23 in the peak summer months?

24 MAYOR STUESSI: Well, I think the
25 question we have to ask ourselves is if

1 we're -- in trying to balance
2 everything to Mary Bess's point, if
3 we're looking to restrict short term
4 rentals in order to help improve life
5 in the neighborhoods and also solve for
6 other issues, might it not be
7 appropriate as the Planning Board had
8 suggested to look at the potential
9 change in the zoning of this parcel to
10 alleviate some of the issues with
11 traffic, emergency ingress and egress,
12 some of the things that came up from
13 the fire department, et cetera, as part
14 of it, in my opinion.

15 TRUSTEE BRENNAN: Just to be clear
16 for the public's sake, we do not have a
17 cap on hotel rooms.

18 DEPUTY MAYOR PHILLIPS: No, I'm
19 sorry. I probably used the wrong
20 terminology. It's restricted.

21 TRUSTEE BRENNAN: I just want to
22 make sure that it's clear on that
23 because we're actually contemplating --
24 a hotel wants to add about 30 percent
25 more area, correct, that's what this

1 application is about?

2 MAYOR STUESSI: Yes, but
3 ultimately that's going to be up to the
4 Planning Board as to what they --

5 TRUSTEE ROBINS: It's not our
6 decision.

7 MAYOR STUESSI: We've only been
8 asked by the applicant to opine on the
9 zoning change, which was referred to
10 Suffolk County, Suffolk County told us
11 it's a matter of local action or local
12 decision, and the Planning Board made
13 recommendations to us to consider it
14 with, you know, some restrictions,
15 which are in this resolution.

16 TRUSTEE ROBINS: The Greenporter I
17 think is the oldest hotel in the
18 Village. It's been here for many
19 years. They're the only one that
20 really has had a parking lot of
21 significant value for their clients,
22 and you know, I agree, I mean, you
23 know, you can't have it both ways. I
24 mean, we want to limit short term
25 rentals, that's a discussion we'll

1 have, but, you know, I mean, then you
2 have to have hotel rooms. I mean, you
3 can't have both. There was an article
4 in Newsday just a couple of days ago
5 about the need for hotels throughout
6 Long Island, you know. I mean, it's
7 part of who we are. Whether we like it
8 or not, we are a tourist economy.
9 That's the main drive of our economy
10 here in Greenport. It's affecting your
11 boat yards and everything else, you
12 know. It's not just restaurants and
13 shops. So you can't deny it, and I
14 think that this proposal right now
15 doesn't have that kind of impact --
16 negative impact on the community. I
17 agree with the Planning Board's
18 determination. That's what I'm basing
19 it on. I appreciate your work, guys.
20 Thank you.

21 TRUSTEE BRENNAN: I agree with
22 Trustee Lily's perspective on this. I
23 laid out my case at the last meeting
24 why I was concerned about this, and I'm
25 not going to go into all that again.

1 I'll just summarize, I think that the
2 underlying assumptions about the
3 feasibility of developing that
4 residential lot are questionable. I
5 don't think it's the cost of the house
6 at all. I think it has -- whether that
7 lot can support any type of affordable
8 housing ties into our short term rental
9 law. So someone could build a house
10 there, have a second unit. They could
11 long term or short term rent it. I
12 don't see that as being prohibited at
13 all. I think that this is poor land
14 use policy, I think it's poor planning.
15 I do believe in spot zoning. I know
16 our Counsel doesn't agree with me on
17 that. To be abundantly clear, this is
18 a bad idea to do this. So I'm
19 questioning your judgment on this. If
20 you think I'm questioning your
21 judgment, I am. I would not do this.

22 MAYOR STUESSI: Okay. Well, I
23 think we've had a variety of opinions.
24 Anybody else have anything to say on
25 this before we take a vote?

1 TRUSTEE ROBINS: Want to do a roll
2 call?

3 MAYOR STUESSI: Julia?

4 TRUSTEE ROBINS: Aye.

5 MAYOR STUESSI: Patrick?

6 TRUSTEE BRENNAN: Opposed.

7 MAYOR STUESSI: Mary Bess?

8 DEPUTY MAYOR PHILLIPS: Aye.

9 MAYOR STUESSI: Lily?

10 TRUSTEE DOUGHERTY-JOHNSON: No.

11 MAYOR STUESSI: And I'll vote yes.

12 Motion carries.

13 TRUSTEE BRENNAN: I think I'm up.

14 Resolution 2-2025-34, correct?

15 TRUSTEE ROBINS: Yes.

16 TRUSTEE BRENNAN: Resolution

17 adopting the attached SEQRA resolution

18 regarding the proposed Local Law 4 of

19 2025 to amend the zoning map of the

20 Village of Greenport to reclassify

21 property designated as District 1001,

22 Section 4, Block 8, Lot 29 from R2, One

23 and Two Family Residence District to

24 the CR Retail Commercial District

25 (Zoning Map Amendment Law) in the code

1 of the Village of Greenport; adopting
2 lead agency status, determining
3 adoption of the local law to amend the
4 Code of the Village of Greenport to be
5 an unlisted action, determining that
6 the adoption of the local law will not
7 have a negative impact on one or more
8 aspects of the environment, and
9 adopting a negative declaration for
10 purposes of SEQRA. So moved.

11 DEPUTY MAYOR PHILLIPS: Second.

12 MAYOR STUESSI: All in favor?

13 (Aye said in unison.)

14 MAYOR STUESSI: Motion carries.

15 DEPUTY MAYOR PHILLIPS: Resolution
16 02-2025-35, whereas the Board of
17 Trustees has been considering the
18 adoption of a local law to amend the
19 zoning map of the Village of Greenport
20 to reclassify a portion of District
21 1001, Section 4, Block 8, Lot 29 from
22 the R2, One and Two Family Residence
23 District to the CR Retail Commercial
24 District.

25 And whereas, the owner of the

1 property has made application to the
2 Board of Trustees to consider such
3 local law.

4 And whereas, the Board referred
5 the proposed local law to the Suffolk
6 County Planning Commission, and the
7 Commission recommended that the Board
8 take action as it deems appropriate.

9 And whereas, the Board has
10 referred the proposed local law to the
11 Village Planning Board, and the
12 Planning Board issued a report
13 recommending reclassification to clean
14 up to the existing split zone condition
15 of the property within the R2, One and
16 Two Family Residence District and the
17 CR Retail Commercial District to a
18 single zoning district -- the CR Retail
19 Commercial District consistent with its
20 historical use and character.

21 And whereas, the Board has
22 conducted a comprehensive environmental
23 review of the proposed local law and
24 determined that the proposed law is an
25 unlisted action under the State

1 Environmental Quality Review Act, and
2 will not result in a significant
3 adverse environmental impact.

4 And whereas, the Board published,
5 posted, and distributed notice to the
6 adjoining municipalities of the public
7 hearing.

8 Now, therefore, be it resolved
9 that the Board of Trustees of the
10 Village of Greenport hereby adopts the
11 proposed law as Local Law 4 of 2025, a
12 local law amending the zoning map of
13 the Village of Greenport to reclassify
14 the portion of property designated as
15 District 1001, Section 4, Block 8, Lot
16 29 from R2, One and Two Family
17 Residential District to the CR
18 Commercial District.

19 And be it further resolved that
20 the Board directs the Village Clerk to
21 file the law with the New York State
22 Secretary of State.

23 And be it further resolved that
24 the Board directs the Village Clerk to
25 publish a copy, summary, or abstract of

1 this local law to the official paper of
2 the Village.

3 And be it further resolved that
4 the Board directs the Village Clerk to
5 prepare a revised zoning map to reflect
6 the changes in Local Law 4 of 2025. So
7 moved.

8 TRUSTEE DOUGHERTY-JOHNSON:
9 Second.

10 MAYOR STUESSI: Is there anybody
11 who wanted to discuss this one, or
12 should we move it to a vote?

13 TRUSTEE BRENNAN: Has it been
14 seconded?

15 TRUSTEE DOUGHERTY-JOHNSON: Yes, I
16 seconded it.

17 MAYOR STUESSI: We'll do a roll
18 call vote again. Julia?

19 TRUSTEE ROBINS: Aye.

20 MAYOR STUESSI: Patrick?

21 TRUSTEE BRENNAN: Aye.

22 MAYOR STUESSI: Mary Bess?

23 DEPUTY MAYOR PHILLIPS: Aye?

24 MAYOR STUESSI: Lily?

25 TRUSTEE DOUGHERTY-JOHNSON: Aye.

1 MAYOR STUESSI: And I'll vote yes.
2 Motion carries.

3 DEPUTY MAYOR PHILLIPS: I'm sorry
4 I called home, but the last time the
5 fire whistle went off when I was in a
6 ZBA meeting, we had a fire, so I get a
7 little freaky. Sorry, folks.

8 TRUSTEE DOUGHERTY-JOHNSON:
9 Resolution 2-2025-36, resolution
10 designating the area of the Village
11 known as Sandy Beach as a Historic
12 District. See attached. So moved.

13 DEPUTY MAYOR PHILLIPS: Second.

14 TRUSTEE ROBINS: Second.

15 MAYOR STUESSI: Mary Bess
16 seconded.

17 TRUSTEE BRENNAN: Discussion.
18 Question, the attached referring to a
19 map exhibit?

20 VILLAGE CLERK HALL: No, this is
21 the -- the resolution is quite lengthy
22 and it wouldn't fit into the system, so
23 that's the reason that these are
24 attached in this way. It's about three
25 and a half pages long, nearly four

1 pages, so it just wouldn't fit, but the
2 full resolution, if you'd like it read,
3 is in your packet.

4 TRUSTEE BRENNAN: No. Thank you
5 for clarifying.

6 MAYOR STUESSI: All in favor?

7 (Aye said in unison.)

8 MAYOR STUESSI: Motion carries
9 unanimately. Congratulations,
10 Mr. Corso, Janice, Francis, and the HPC
11 team, thank you for all your work on
12 this.

13 TRUSTEE ROBINS: Resolution
14 02-2025-37, resolution approving all
15 checks for the voucher summary report
16 dated February 25, 2025 in the total
17 amount of \$935,509.67 consisting of all
18 regular checks in the amount of
19 \$853,239.02 and all prepaid checks,
20 including wire transfers in the amount
21 of \$82,270.65. So moved.

22 TRUSTEE BRENNAN: Second.

23 MAYOR STUESSI: All in favor?

24 (Aye said in unison.)

25 MAYOR STUESSI: Motion carries.

1 I'm going to make a motion to go
2 into executive session for discussion
3 on liquor per Village Counsel on the
4 streets and the park, and for a labor
5 issue, and then also in regards to the
6 potential disposition of real property
7 where public discussion might
8 potentially effect its value; is that
9 correct, Brian?

10 ATTORNEY STOLAR: Correct, except
11 as to the labor issue. It should be
12 more detailed. Is this to discuss
13 hiring, firing?

14 MAYOR STUESSI: No, it's is one
15 for the advancement of potential --

16 ATTORNEY STOLAR: That's okay.
17 That's legal advice.

18 MAYOR STUESSI: Thank you,
19 everybody, for being here.

20 (Whereupon, the meeting was
21 adjourned to executive session at 8:14
22 p.m.)

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

I, AMY THOMAS, a Court Reporter and Notary Public, for and within the State of New York, do hereby certify:

THAT the above and foregoing contains a true and correct transcription of the proceedings held on FEBRUARY 27, 2025, and were reported by me.

I further certify that I am not related to any of the parties to this action by blood or by marriage and that I am in no way interested in the outcome of this matter

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of MARCH, 2025.

AMY THOMAS